

3 Springfauld Way

BARRHEAD, GLASGOW, G78 2BW



Immaculate four-bed, three-bath modern detached home, beautifully set in a quiet and popular location, thoughtfully upgraded to a great standard



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Beautifully nestled in a peaceful, family-friendly estate, this stunning four-bedroom detached home offers the perfect blend of modern living and comfort. Immaculately presented throughout and upgraded to a great standard, it's ready for you to move in and enjoy.

THE LOUNGE

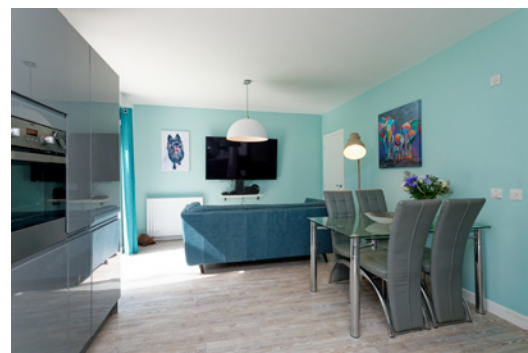


The ground floor features a spacious bay windowed lounge, a stylish kitchen-diner ideal for entertaining, and a separate study/home office, perfect for working from home or as a quiet space for the kids to study. There's also a convenient utility room to take care of the laundry and additional storage and a separate WC.

THE KITCHEN/DINER



a stylish kitchen-diner
ideal for entertaining



THE UTILITY & WC



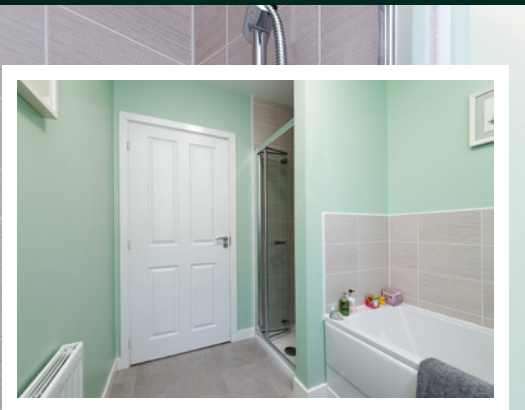
THE STUDY



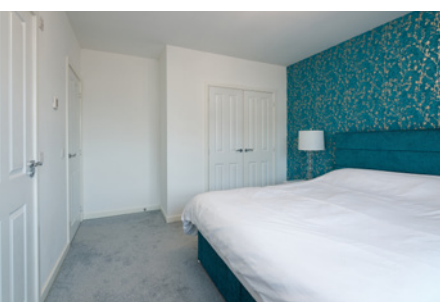


Upstairs, the four generously sized bedrooms are complemented by a beautifully designed bathroom and a luxurious en-suite to the master bedroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



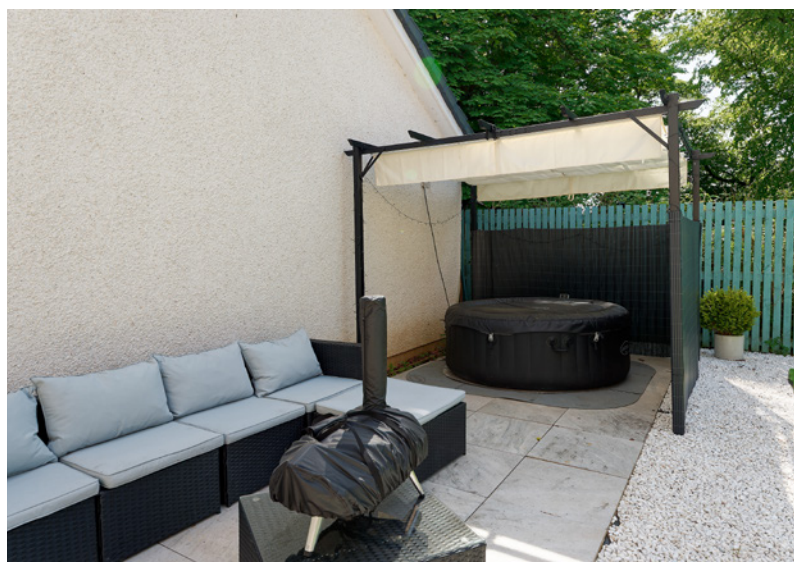
BEDROOM 4



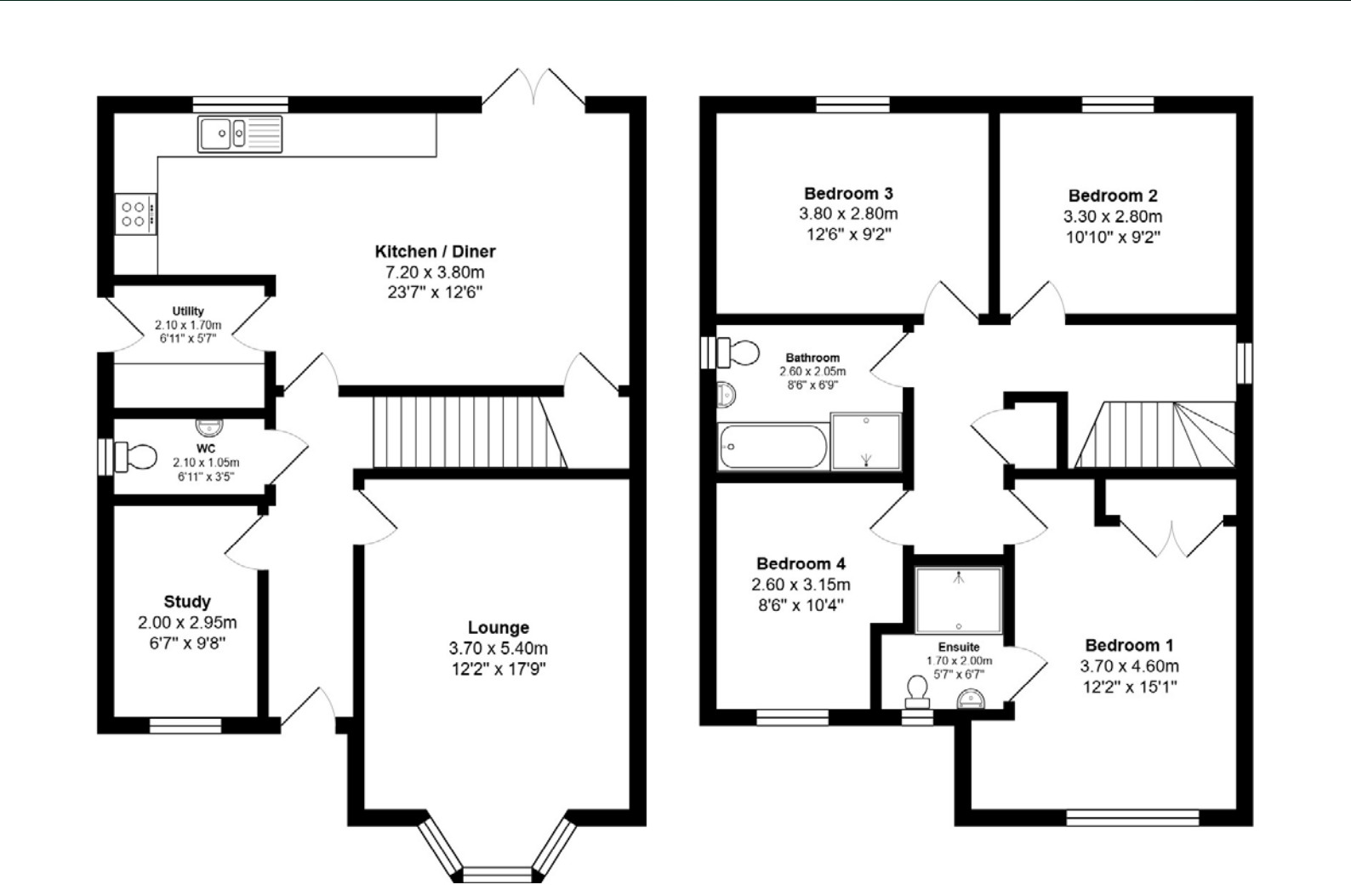
Step outside to enjoy the stunning, low-maintenance, cool landscaped garden, a peaceful oasis for relaxing or entertaining. The property also features a garage and driveway, providing ample parking and storage space.

This stunning home offers everything a growing family could ever wish for. Contact us today to arrange your viewing!

EXTERNALS

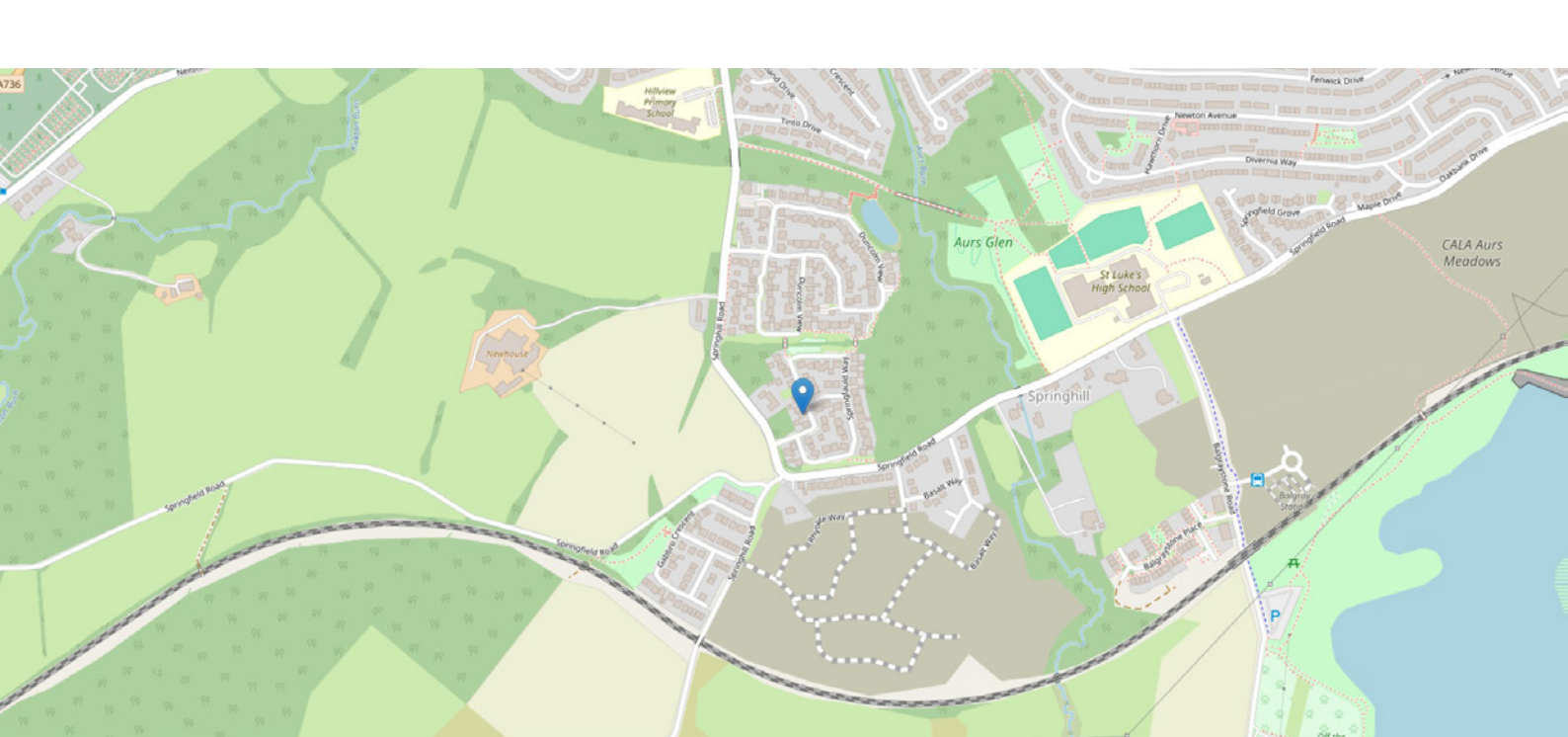


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 132m² | EPC Rating: B



THE LOCATION

Barrhead is a commuter town for Paisley and Glasgow, and its close proximity to these places makes it a great place to live. The town sits on the edge of the Gleniffer Braes, a range of hills and a park area. The park contains a seven-mile network of paths which provide opportunities for walking, cycling and horse riding. The ranger service runs a variety of events throughout the year. Barrhead has a variety of retail and coffee shops, as well as many cafes and restaurants. Close to the town is Silverburn, one of the largest shopping centres in the UK, and Barrhead Sports Centre, which offers a range of leisure facilities. Barrhead sits near the M77 motorway, making it easily accessible by car. There is also a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local bus services are available that travel from Barrhead to Glasgow and Paisley.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.