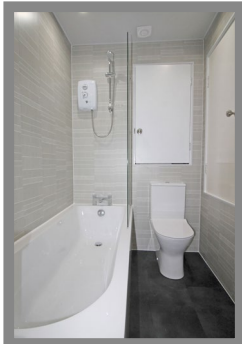


Wright  
& Crawford  
1906



16 Millview,  
Barrhead  
G78 1AN



#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

#### LOCATION

New to the market this well presented Two bedroomed semi-detached villa with conservatory, built in the early 1990's conveniently positioned close to local amenities and local schooling.

A great option for young families and couples looking to locate to a popular area of Barrhead.

Over the years the property has seen a few improvements and upgrades within the property, presented to the market as very much, "ready to go".

Early inspection is advised to appreciate the accommodation on offer.

#### ACCOMMODATION

The property comprises of entrance porch, leading into a welcoming Lounge with staircase to the first floor. A modern kitchen with a appliances and a dining area, door leading out onto the conservatory with views onto the rear gardens, also on this floor is a W.C. cloakroom, which has recently been upgraded. Two double bedrooms are on the first floor with the main bedroom have a triple fitted mirrored wardrobe.

A recently upgraded white 3 piece family bathroom completes the upper landing.

Electric Heating. Partial Double Glazing. Driveway. Carport. Alarm. Solar Panels.

#### MEASUREMENTS

Lounge	12'27 x 15'65
Kitchen	9'10 x 12'02
Conservatory	8'46 x 9'71
Cloakroom	3'59 x 6'90
Main Bedroom	9'84 x 9'02
Front Bedroom	6'98 x 12'29
Bathroom	4'80 x 8'09

#### COUNCIL TAX BAND

C

#### EPC BAND

D

#### DATE OF ENTRY

Negotiable

#### VIEWING

Wright & Crawford 0141-887-6211