

Wright
& Crawford
1906



12 Victoria Avenue
Barrhead
Glasgow
G78 1GD



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

Barrhead is ideally suited for commuters with excellent public transport links to the city centre, Paisley and surrounding areas, as well as a short drive to the M77 motorway offering access to Glasgow and beyond. Excellent schooling at primary and secondary levels.

ACCOMMODATION

Wright & Crawford present to the market this spacious detached 3 bedroomed villa with integral garage, in a sought after locale. The property is situated within easy reach to many local amenities. The accommodation comprises, entrance vestibule incorporating a small downstairs, W.C. A bright and spacious formal lounge leads through to a dining area with patio doors leading out onto a patio area and rear gardens. Thereafter, the dining area leads to a modern fitted kitchen with integrated appliances with oven, hob & extractor, utility area with door leading onto the side of the property. On the upper level there are 3 generous bedrooms all incorporating storage facilities. The master having en suite shower room. In addition, this level also features a modern family bathroom. The specifications of the property extend to gas central heating, double glazing, integral garage with mono blocked driveway and easy maintained gardens. Fresh decor throughout. Viewing is highly recommended to appreciate both the location and accommodation on offer.

MEASUREMENTS

Lounge	4.2 x 7.2
WC	1.4 x 1.0
Kitchen	3.7 x 3.4
Principle Bed	3.6 x 3.0
En suite	1.7 x 1.4
Bed Two	3.4 x 2.7
Bed Three	2.8 x 2.7
Family Bathroom	2.2 x 2.0
Garage	5.0 x 2.5

EPC C

Council Tax Band E

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

