



18 Colinbar Circle, Barrhead

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Situation

Barrhead offers a range of local shopping and supermarket facilities, Healthcare centre, sports and recreational facilities and East Renfrewshire primary and secondary schooling. There are excellent public transport facilities with train services to Glasgow and beyond.

This popular suburb is located approximately 8 miles to the South West of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital and provides an excellent connection to the Central Scotland motorway network and Glasgow Airport, as well as south towards Ayrshire and Prestwick Airport.

The neighbouring districts of Newton Mearns and Giffnock are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Colinbar Circle is conveniently located for access to Asda and Tesco in Barrhead, as well as The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park in Newton Mearns and the Silverburn Shopping Centre.

A wide range of sports and recreational facilities can be found locally to include Barrhead Foundry, the Dams to Darnley Country Park, Parklands Country Club, David Lloyd Rouken Glen as well as East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis Club and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









Description

A beautifully presented three bedroom detached villa, well placed for amenities within the surrounding district.

This property provides flexible accommodation throughout and comprises:

Ground Floor: Welcoming reception hallway. Well presented sitting room with a feature fireplace, overlooking the front of the property. The sitting room is on an open plan arrangement to the dining room and kitchen. Well appointed kitchen with a range of wall mounted and floor standing units, complementary worktop surfaces and breakfasting bar. House shower room with three piece suite. Bedroom three with dressing area completes the lower accommodation.

First Floor: Bedroom one with views over the surrounding area, fitted wardrobes, feature fireplace and ensuite WC. Bedroom two with fitted wardrobes and an ensuite WC.

The property is further complemented by gas central heating and double glazing. Well tended gardens, providing privacy and shelter, ideal for entertaining. A driveway provides off street parking and leads to a single garage.









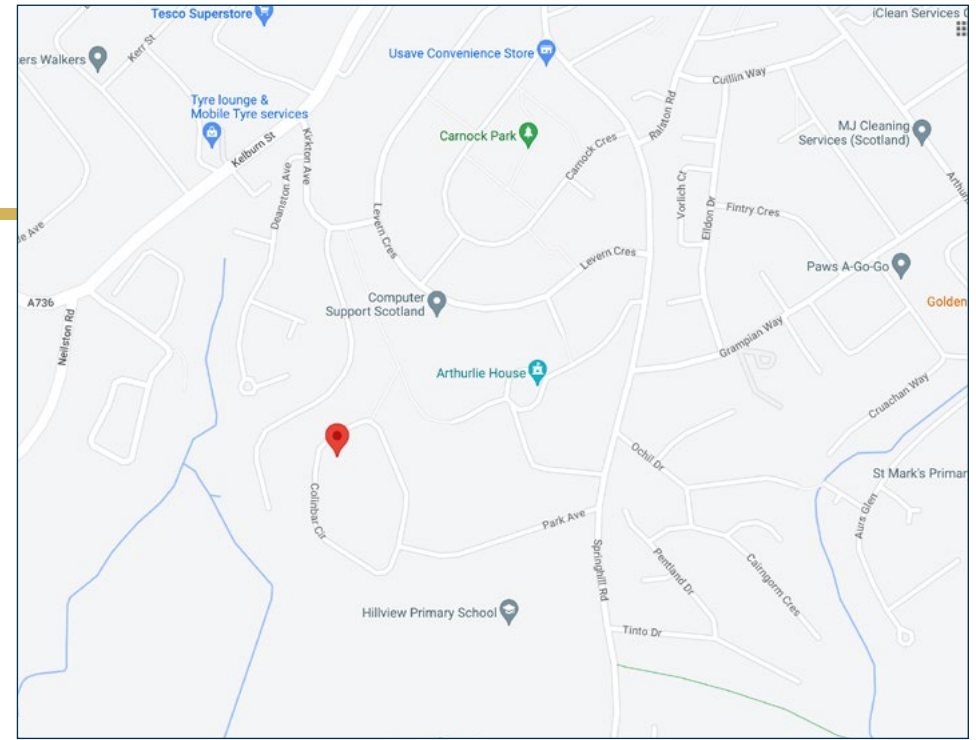


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18 Colinbar Circle, Barrhead G78 2BG

Approximate gross internal area 1558 sq ft - 145 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council.
Band F

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 2842

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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