



7 Barberry Place, Southpark Village

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Situation

This popular suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

Darnley, Barrhead, Thornliebank, Giffnock and Newton Mearns 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. Barberry Place is conveniently located for access to The Avenue shopping centre, Waitrose at Greenlaw Village Retail Park and Sainsbury's in Darnley.

Sports and recreational facilities can be found locally to include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs golf clubs, Eastwood Theatre and Rouken-Glen Park.



Description

A very well presented, three bedroom semi detached villa set within a quiet cul de sac setting in this popular residential development.

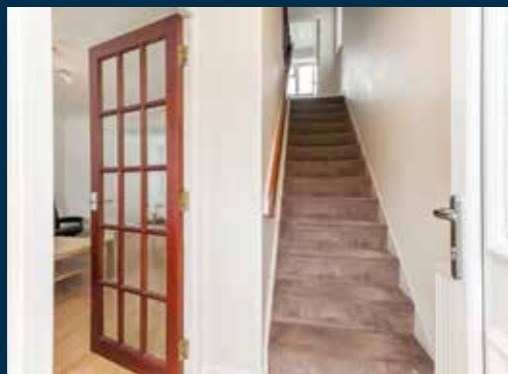
A family home with spacious, contemporary and light accommodation arranged over two floors, well designed for family living.

The accommodation comprises:

Ground Floor: Welcoming hallway with staircase to upper floor. Generous sitting room. The sitting room is on an open plan arrangement to the dining room, which in turn affords access to the kitchen. The kitchen which has been recently refitted offering a range of wall mounted and floor standing units and complementary worktop surfaces. Large understair cupboard.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. Bedroom three. Contemporary house family bathroom, with three piece white suite and shower over bath.

The property is further complimented by gas central heating and double glazing. Well kept and tended gardens to front and rear. A driveway provides off street parking.



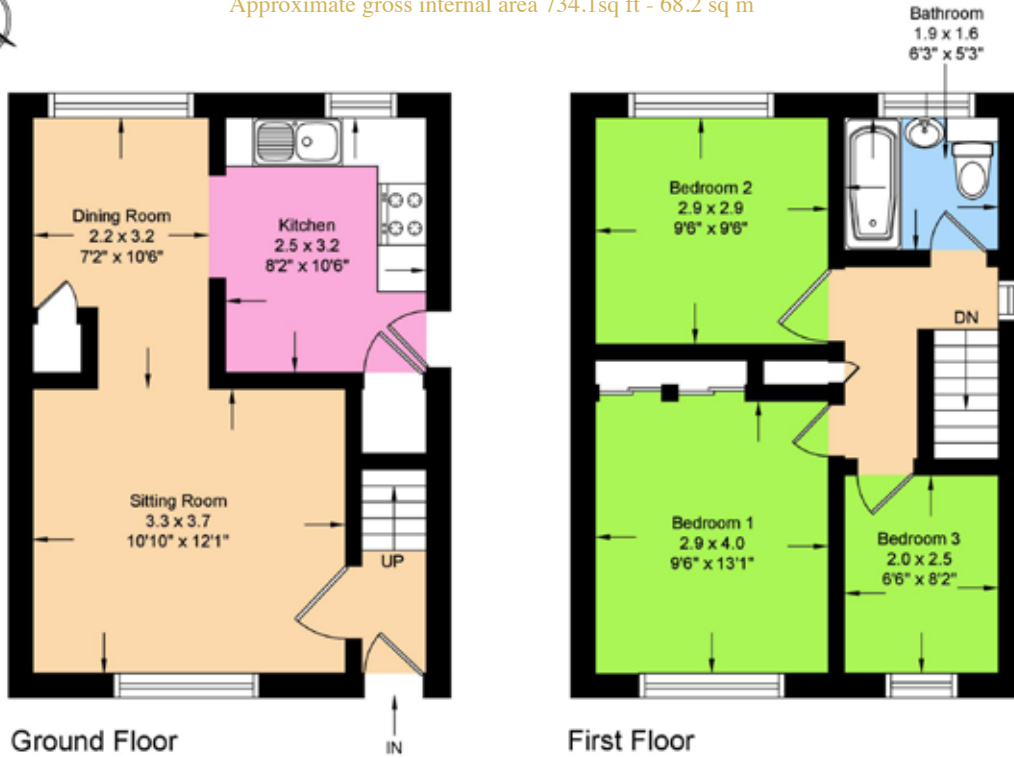


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7 Barberry Place, Southpark Village G53 7YS

Approximate gross internal area 734.1sq ft - 68.2 sq m



Overall approx. area is 734.1 Sq.ft [68.2M²]



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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

Glasgow City Council
Council Tax Band: D

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas fired central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow G2 1DU
Tel: 0141 287 2000

Property Reference 1067

46 Ayr Road, Newton Mearns, Glasgow G46 6SA
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