



6 Speirston Avenue, Barrhead

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Situation

A beautifully presented, modern four-bedroom detached villa in Barrhead, offering spacious and flexible accommodation designed for contemporary family living.

The overall accommodation comprises:

Ground Floor: The ground floor comprises; a welcoming entrance hallway, WC, separate utility room, modern fitted kitchen, spacious sitting room and an additional TV room, providing excellent flexibility for family living.

First Floor: The first floor comprises four well-proportioned bedrooms, including a principal bedroom with en-suite. A jack and jill en-suite shower room off bedroom three and four. A contemporary family bathroom, completes the overall accommodation. The property is further complemented by gas central heating and double glazing. Well tended,









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Property Description

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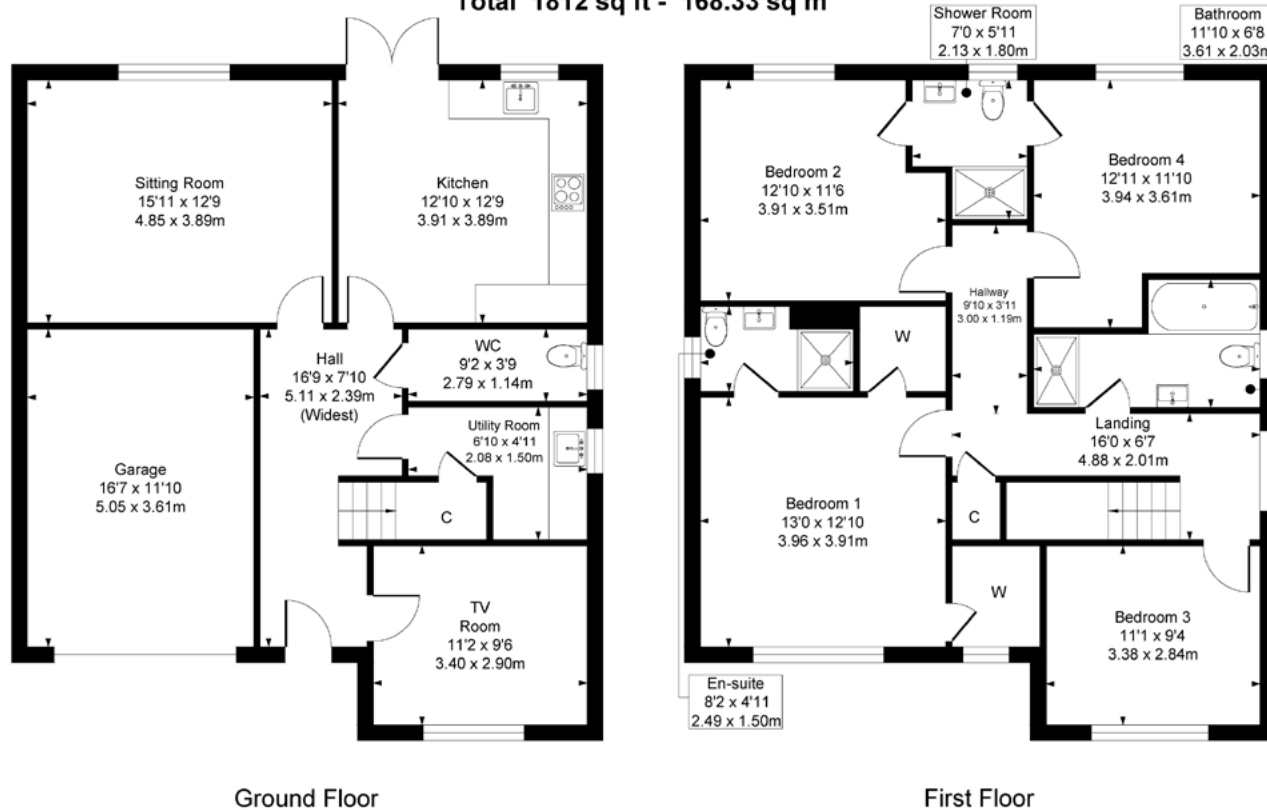






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Approximate Gross Internal Area
Main House 1616 sq ft - 150.13 sq m
Garage 196 sq ft - 18.20 sq m
Total 1812 sq ft - 168.33 sq m



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. 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.



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Viewing

By appointment through
 Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
 Band F

Fixtures & Fittings

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

Energy Efficiency Rating

Band B

Services

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

Local Authority

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

Property Reference

3660