

14 Balgraystone Crescent, Aurs Meadows, Barrhead G78 2GB

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Situation

Barrhead is a popular and well-established residential suburb, located approximately 10 miles southwest of Glasgow City Centre. Offering an excellent balance of local amenities, highly regarded schooling, convenient transport connections and attractive green spaces, the area continues to appeal to families and commuters alike.

The town provides a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and a modern retail park featuring Lidl, Starbucks and a selection of other retail and food outlets. Further shopping and leisure facilities can be found in the neighbouring suburbs of Newton Mearns and Giffnock, with The Avenue Shopping Centre, Greenlaw Village Retail Park, including Waitrose, and Silverburn Shopping Centre all within easy reach.

Barrhead is particularly well served by excellent transport connections. The new Balgray Train Station provides regular services to Glasgow Central and beyond. The nearby M77, M8 and Glasgow Southern Orbital provide convenient access to Glasgow City Centre, the wider Central Scotland motorway network, Glasgow Airport and south towards Ayrshire and Prestwick Airport.

For those who enjoy outdoor pursuits, Dams to Darnley Country Park is a particular attraction, offering an extensive network of scenic walking and cycling routes, woodland trails, reservoirs and beautiful open countryside. This impressive natural setting provides an excellent opportunity to enjoy the outdoors, with the nearby Balgray Reservoir and surrounding landscape offering a peaceful retreat from everyday life.

A wide selection of sports and recreational facilities is also available locally, including Barrhead Foundry, with its swimming pool, fitness facilities and library. Further leisure opportunities can be enjoyed at Parklands Country Club, David Lloyd Rouken Glen, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis Club and East Renfrewshire Council's sports and leisure facilities at Eastwood Toll.

For families, Barrhead benefits from access to East Renfrewshire's highly regarded primary and secondary schools, further enhancing the area's appeal as an attractive and convenient place to call home.

Aurs Meadows is particularly well positioned to enjoy the many benefits of Barrhead and the surrounding district, combining convenient access to everyday amenities, excellent transport links and some of East Renfrewshire's most attractive countryside.













A beautifully presented, virtually brand-new and particularly spacious five-bedroom detached villa, built by Cala Homes in the impressive Logan house style. Situated within the popular Aurs Meadow development, just a short walk from Balgray Train Station, this exceptional family home offers a wonderful combination of contemporary design, generous living space and high-quality finishes throughout.

The property has been thoughtfully upgraded and beautifully maintained by the present owners, offering all the advantages of a newly built home. Extending to approximately 2,340 Sqft (215 Sqm), excluding the integral double garage, the accommodation is arranged over two levels and has been carefully designed to meet the demands of modern family living, with an emphasis on space, flexibility and effortless entertaining.

The accommodation comprises:

Ground Floor: An entrance vestibule with storage opens into a welcoming reception hallway, with a guest WC, additional storage and staircase leading to the upper floor. A bright and well presented sitting room enjoys pleasant aspects to the front of the property, providing an elegant and comfortable space in which to relax. Undoubtedly, the heart of this impressive home is the magnificent 34-foot open-plan kitchen, dining and family room. Designed with modern family life and entertaining in mind, this exceptional space provides distinct areas for cooking, dining and relaxation, while bi-fold doors open directly onto the rear terrace and landscaped gardens, creating a wonderful connection between indoor and outdoor living. The stylish and well-appointed kitchen combines contemporary design with everyday practicality, featuring an extensive range of wall-mounted and floor-standing units, complementary Silestone worktops, integrated appliances and a substantial central island, providing an attractive focal point for informal dining and entertaining. A separate utility room offers additional practicality and benefits from an internal courtesy door providing direct access to the integral double garage.

First Floor: A broad and welcoming upper landing, with excellent storage, provides access to five well-proportioned bedrooms. The generous principal bedroom suite enjoys attractive elevated views across the surrounding development towards the fields beyond and benefits from a dedicated dressing room and a beautifully appointed ensuite shower room with twin vanities. Bedroom two is another spacious double bedroom, complete with fitted wardrobes and its own ensuite shower room. Bedrooms three and four are both well-proportioned and benefit from fitted wardrobes, while bedroom five, also with fitted wardrobes, offers excellent flexibility as a further bedroom, nursery or home office. An attractive and well-appointed family bathroom, incorporating a separate shower enclosure, completes the accommodation.

The property is further complemented by gas central heating, double glazing and quality flooring throughout, enhancing the comfort and contemporary appeal of this exceptional family home.

Externally, the property is set within well maintained and landscaped garden grounds. The enclosed rear garden offers a delightful setting for outdoor relaxation, family activities and entertaining, with a terrace accessed directly from the open-plan family living area, ideal for alfresco dining during the warmer months. The garden has been thoughtfully arranged to provide both privacy and shelter.

To the front, a monobloc driveway provides generous off-street parking and leads to the integral double garage. An installed electric vehicle charging point offers additional convenience.

For added peace of mind, the property also benefits from the remaining balance of its NHBC warranty.





















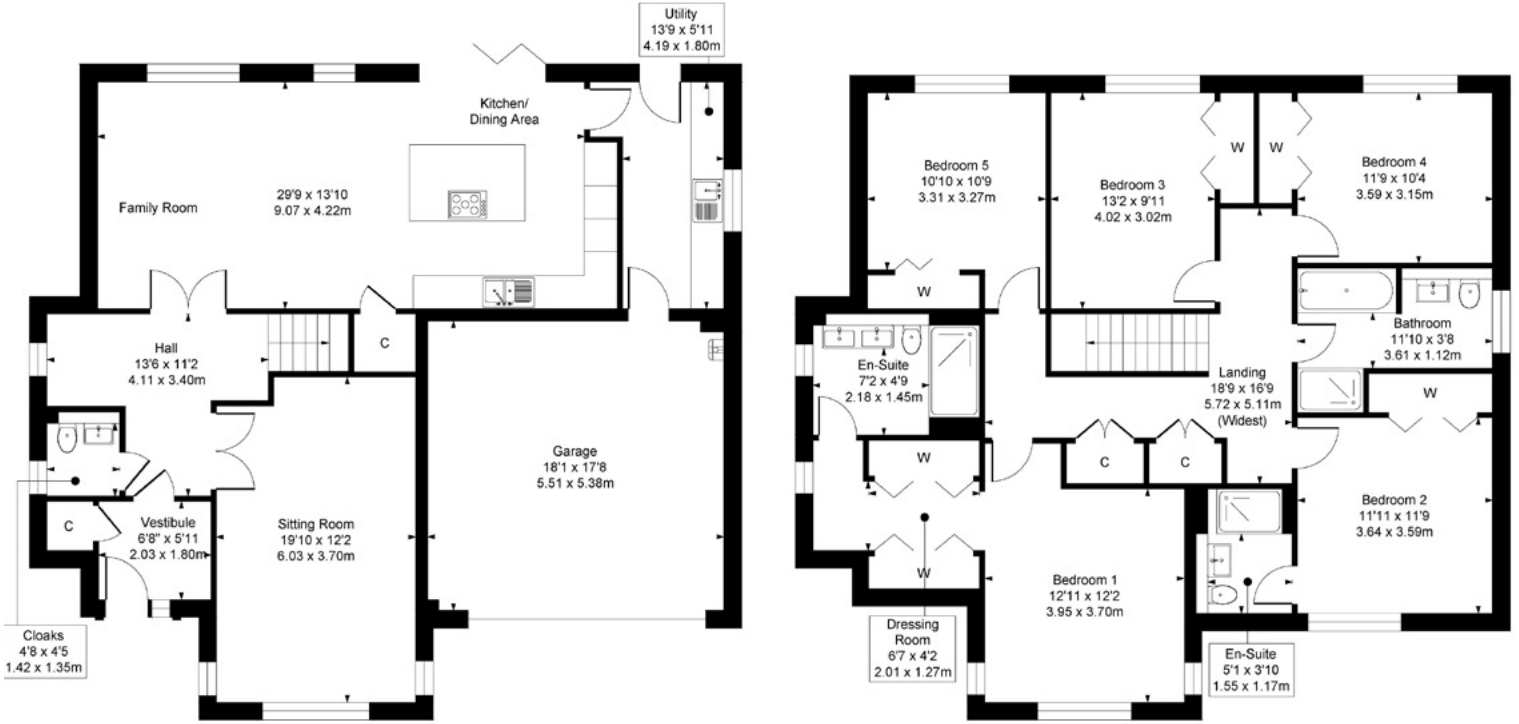






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Approximate Gross Internal Area
Main House 2310 sq ft - 214.60 sq m
Garage 319 sq ft - 29.63 sq m
Total 2629 sq ft - 244.23 sq m



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 G

Fixtures & 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 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
3691

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