



**63 GLENIFFER DRIVE**

**BARRHEAD**

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**3 | BEDROOMS**

**1 | BATHROOM**

**1/2 | PUBLIC ROOMS**

**Beautifully presented modern semi detached house set within a popular residential development.**

Located within this highly sought after Boylestone Estate, lies this impressive three bedroom modern semi-detached villa that is presented in immaculate condition throughout with a high specification and contemporary décor, offering a wonderful opportunity to the local marketplace.

Internally this well-proportioned home provides comfortable and easily managed accommodation over two levels which briefly extends to, reception hallway, formal dual aspect lounge and dining and modern kitchen with garden access. The upper level offers principal bedroom with storage, two further bedrooms with storage and modern shower room. The specification includes a system of gas central heating, recently replaced double glazing, new roof system and the subjects are well presented and decorated throughout.

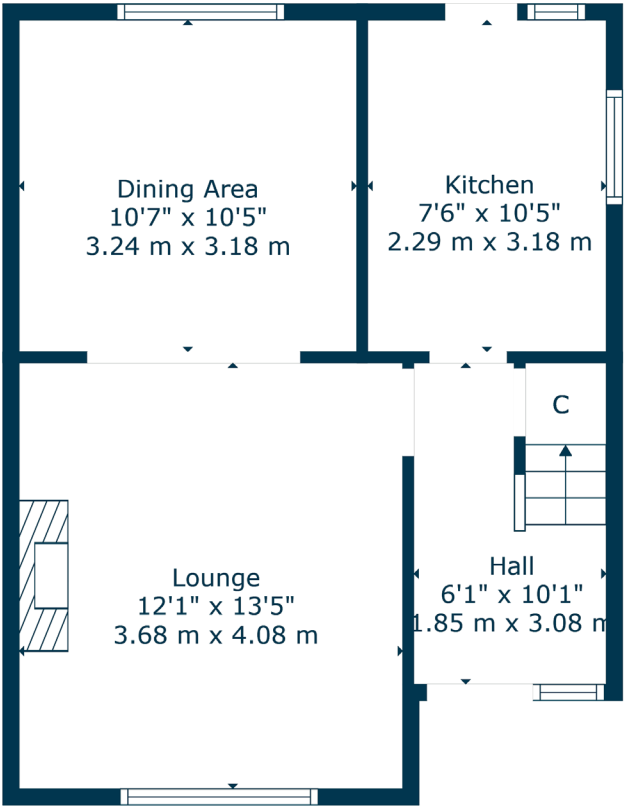
There is a fantastic amount of outside circulation space, and gardens are well established with large decked patio and further patio area giving year round interest and offering an excellent space for outside enjoyment.

The floor plan shall provide you with a detailed layout of this well laid out family home, however we recommend viewing to appreciate the space, versatility, and convenient setting that is on offer.

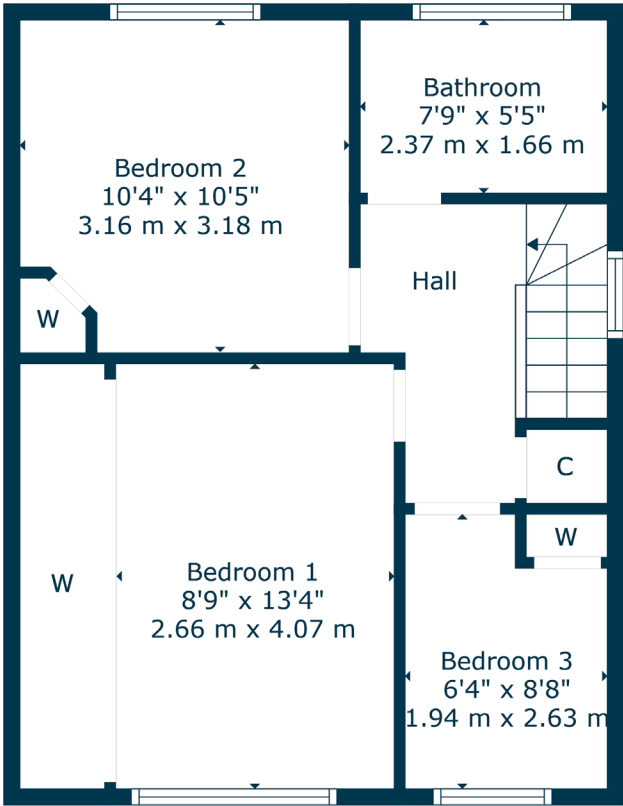








Ground Floor



1st Floor

Barrhead is a pleasant town with lots of green spaces and open outlooks. Local schooling is available at all levels, and you have many local amenities nearby. There are Tesco, Lidl, and a few other high street stores in the Kelburn Centre, just over half a mile away. The larger selection of shops around Main Street includes pharmacies, a butcher, bakeries and takeaways, convenience stores and newsagents, Asda and Iceland supermarkets and a large post office. For a wider selection of high street stores including fashion and electronics, sport, and leisure alongside a choice of restaurants and a 14 screen Vue cinema, the popular Silverburn Shopping Centre is just three and a half miles away. Close to the M77, it has good bus links with Glasgow, Paisley and other centres. Trains from Barrhead Station reach Glasgow Central in approximately 25 minutes.

**NM4644** | Sat Nav: 63 Gleniffer Drive, Barrhead, G78 1JA

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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