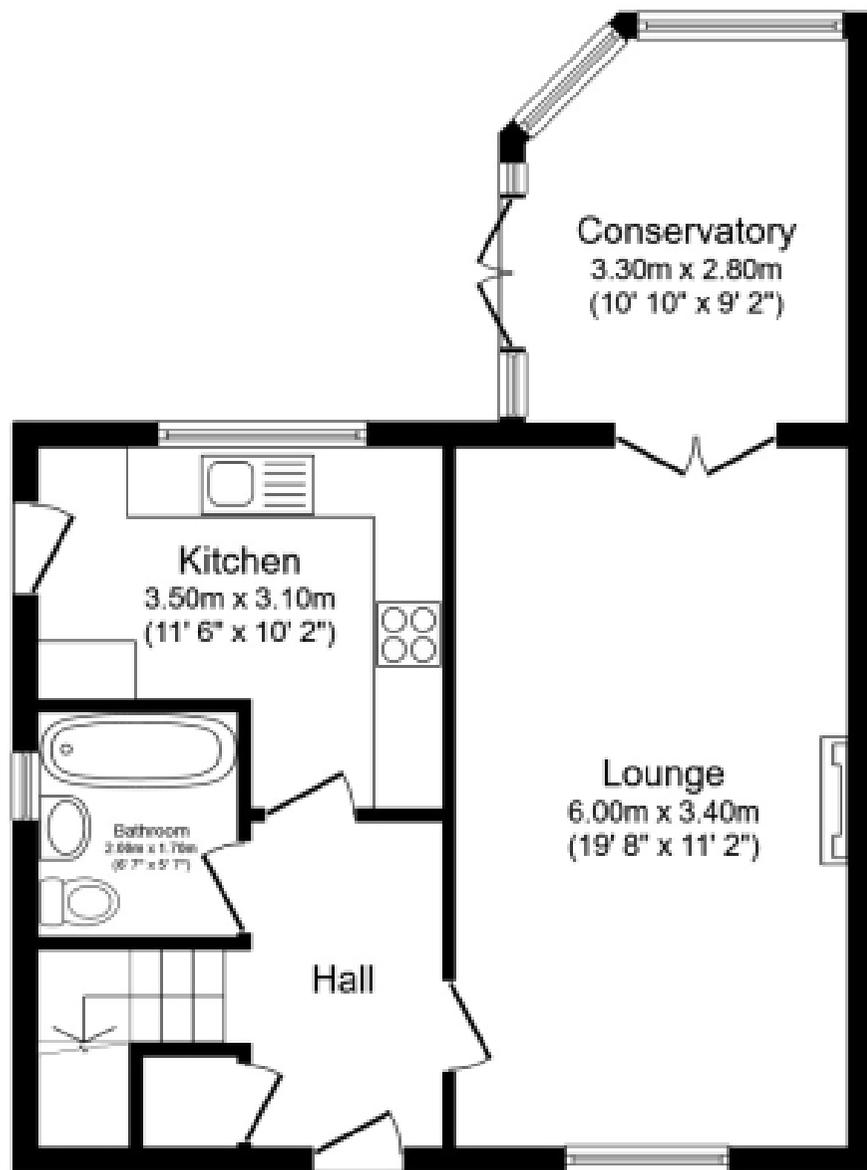




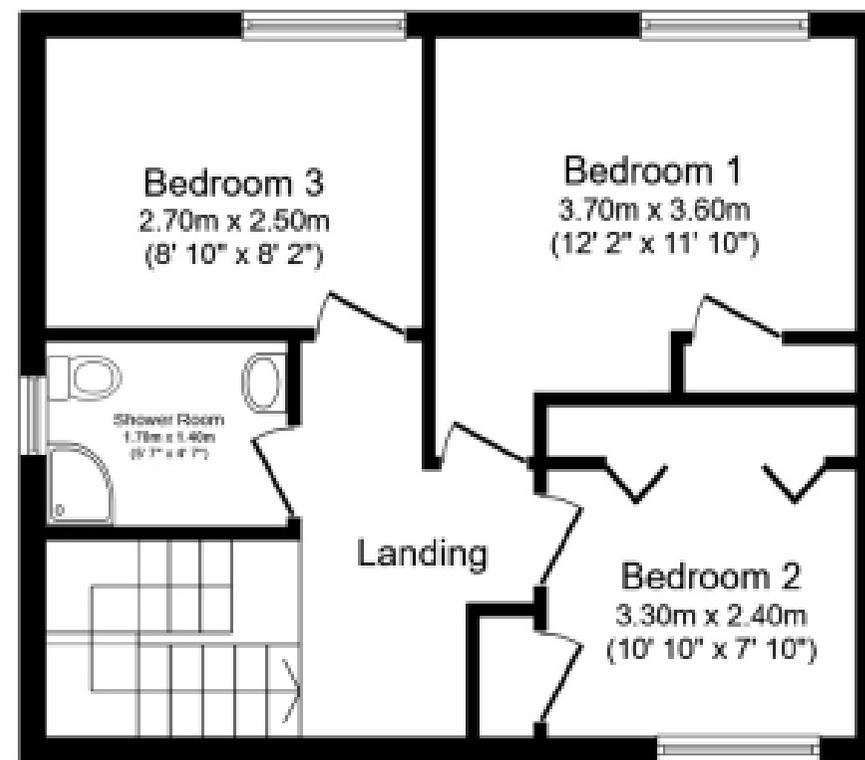
**4 Clyde Avenue, Barrhead**

**Offers Over £169,995**





**Ground Floor**



**First Floor**

Total floor area 93.4 sq.m. (1,005 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

Welcome to No. 4 Clyde Avenue. This fabulous semi-detached home offers spacious and flexible accommodation and is just a short walk to a host of excellent local amenities, local schooling, and public transport links.

To the front of the property is a manicured lawn section lined with mature shrubbery and a multi-car driveway with paved walkway leading to the front entrance. Upon entering, you are welcomed through the bright and airy reception hallway which leads you in the first instance to the spacious family lounge.

The lounge with impressive dimensions has been tastefully decorated with neutral tone. A true focal point of the room is the feature fireplace, which offers a lovely warmth year round. Off the lounge is the charming conservatory, boasting flexible accommodation which offers a multitude of potential uses – this is currently being utilised as a sitting room, but could also be used as a dining room, playroom, home office, or however you see fit.

The well-appointed kitchen features an array of cream wall and base mounted units paired with contrasting worktops and tiled splashback. Integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood, and there is ample space for a freestanding washing machine and fridge freezer. Completing the ground floor is a fully tiled three-piece bathroom comprising of bathtub, W.C. and wash hand basin.

On to the upper level, there are three generously proportioned bedrooms with Bedroom One and Two boasting excellent in-built storage solutions. The contemporary shower room boasts a host of quality chrome fixtures and fittings including waterfall shower, mixer tap and heated towel rail.

The extensive rear garden is predominantly laid to lawn and fully enclosed with a sociable patio area, creating the perfect space for children and pets alike.

The property further benefits from gas-central heating and double-glazing, providing each room with a delightful warmth.

This wonderful home is located within a popular Barrhead locale and is conveniently situated within a short walking distance to St Mark's Primary School and St Lukes High School.

Close to the local town centre and is well placed for access to local shops and supermarkets.

It's also within easy reach of both Braehead and Silverburn shopping centres and has excellent public transport links closeby via Barrhead train station and bus routes providing fast commuter access to the city centre. We would highly recommend an early viewing of this property.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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