

24 Deanston Avenue

BARRHEAD, GLASGOW, G78 2BP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent 3/4 bed detached, extended, set in a quiet and popular location, immaculate accommodation, stunning kitchen, mono-blocked driveway



We are delighted to introduce to the market, this stylish and very impressive three/four bedroom detached family villa. This is a superb and very adaptable home which provides substantial accommodation and living space for any growing family. Beautifully nestled in a popular family-friendly area that's known for its neighbourly spirit. The property is offered to the market in absolutely immaculate condition, and benefits from a superb extension offering a fantastic family room or fourth bedroom if required.

THE KITCHEN



The accommodation consists of a welcoming hallway, leading to a stylish and nicely presented WC/Cloakroom, a welcome addition to any family home. Entering the lounge/kitchen/diner the stunning kitchen is striking, it is a feast of minimalism and uncluttered space. It is clear to see it has been very well designed with both style and functionality as the prerequisite requirements. It features an integrated double oven, electric hob, dishwasher, washing machine and ample space for the American-style fridge freezer. This beautiful hub of the family home benefits from a lovely breakfast bar, offering the perfect place to enjoy some 'me-time' with a coffee and a good book.



THE LOUNGE/DINER



The bright and airy lounge is a relaxing place to sit at the end of a long day, and the dining room offers a perfect space for the family to get together around the table at meal times.

The rear extension has added another dimension to the already sizable accommodation on offer. Finished to a great standard, it now offers a family room/fourth bedroom or a perfect spot for a home office.



THE FAMILY ROOM





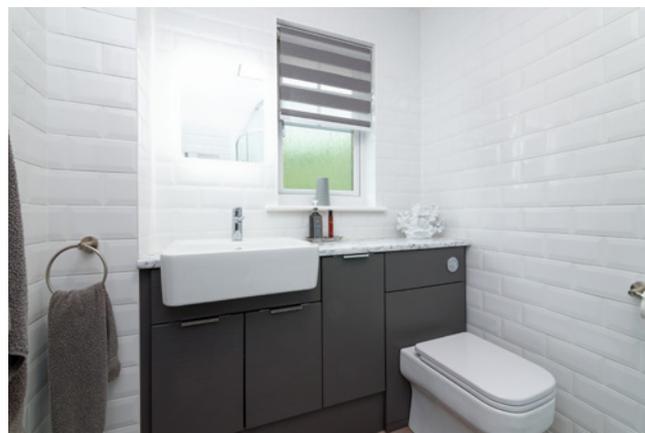
The tiled family bathroom is very fresh and bright, with a white suite, consisting of a P-shaped bath with a mains shower. There are a further three good-sized bedrooms in this lovely home, all with plenty of room for freestanding furniture and built-in mirrored wardrobes. The master bedroom as you would expect has a beautiful en-suite with a large Quadrant mains shower.

Storage cupboard space is in abundance, and the home is kept warm, comfortable and secure via the double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2

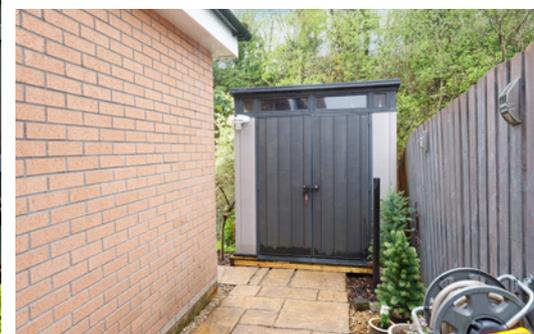


BEDROOM 3

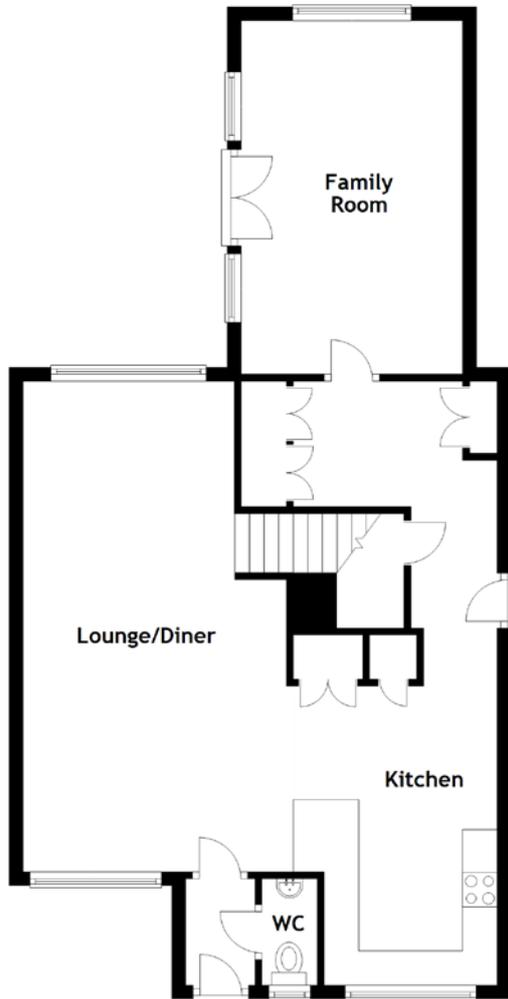


The rear garden is both pet and child-friendly, and with a lawn and large sun-patio area, it makes a perfect spot to relax on sunnier days. There's a handy shed and the Outdoor space is complemented by handy off-street parking to the front, on the fresh two-car mono-blocked driveway. Some properties tick all the boxes, and this is certainly one of them, early viewing is advised for a couple or family looking for a perfect place to call home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



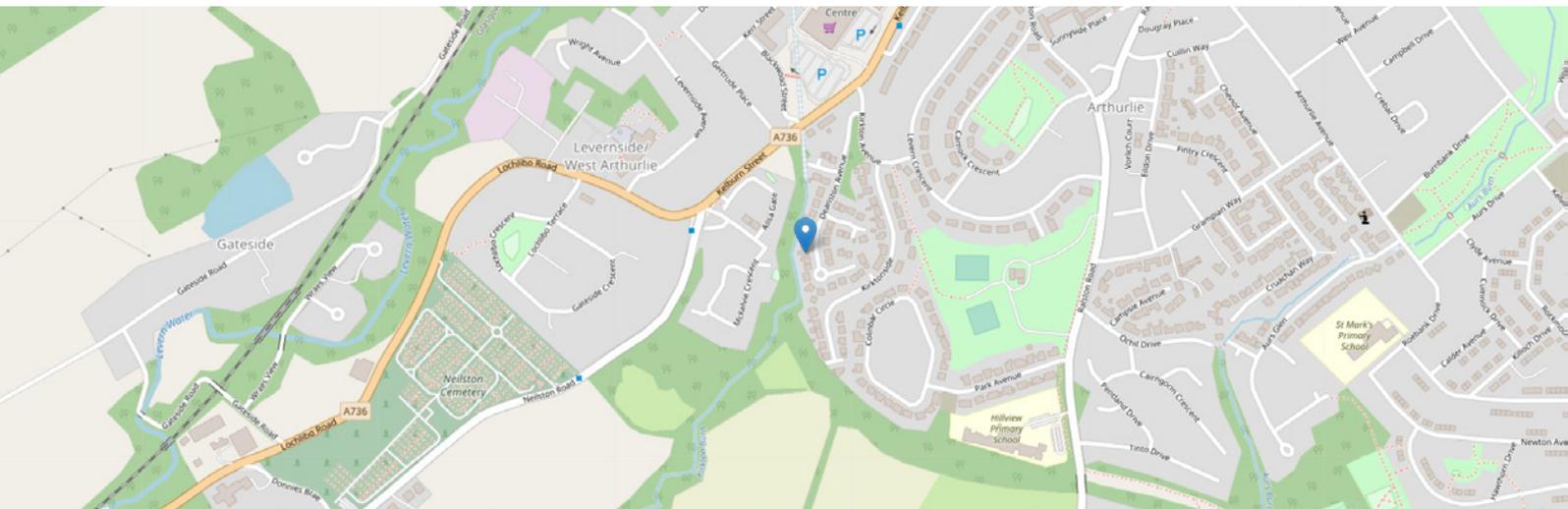
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.15m (23'5") x 3.81m (12'6")
Kitchen	4.36m (14'3") x 2.95m (9'8")
Family Room	5.15m (16'11") x 3.20m (10'6")
WC	1.55m (5'1") x 0.80m (2'7")
Bedroom 1	3.75m (12'4") x 3.00m (9'10")
En-suite	2.15m (7'1") x 1.75m (5'9")

Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	2.15m (7'1") x 1.85m (6'1")

Gross internal floor area (m²): 122m²
EPC Rating: C

Buyer's Premium Value: £3600.00



THE LOCATION

Barrhead is a commuter town for Paisley and Glasgow and its close proximity to these places makes it a great place to live. The town sits on the edge of the Gleniffer Braes, a range of hills and park area. The park contains a seven mile network of paths which provide opportunities for walking, cycling and horse riding. The ranger service runs a variety of events throughout the year.





Barrhead has a variety of retail and coffee shops as well as many cafes and restaurants. Close to the town is Silverburn, one of the largest shopping centres in the UK, and Barrhead Sports Centre which offers a range of leisure facilities. Barrhead sits near to the M77 motorway, making it easily accessible by car, there is also a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local bus services are available which travel from Barrhead to Glasgow and Paisley.



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