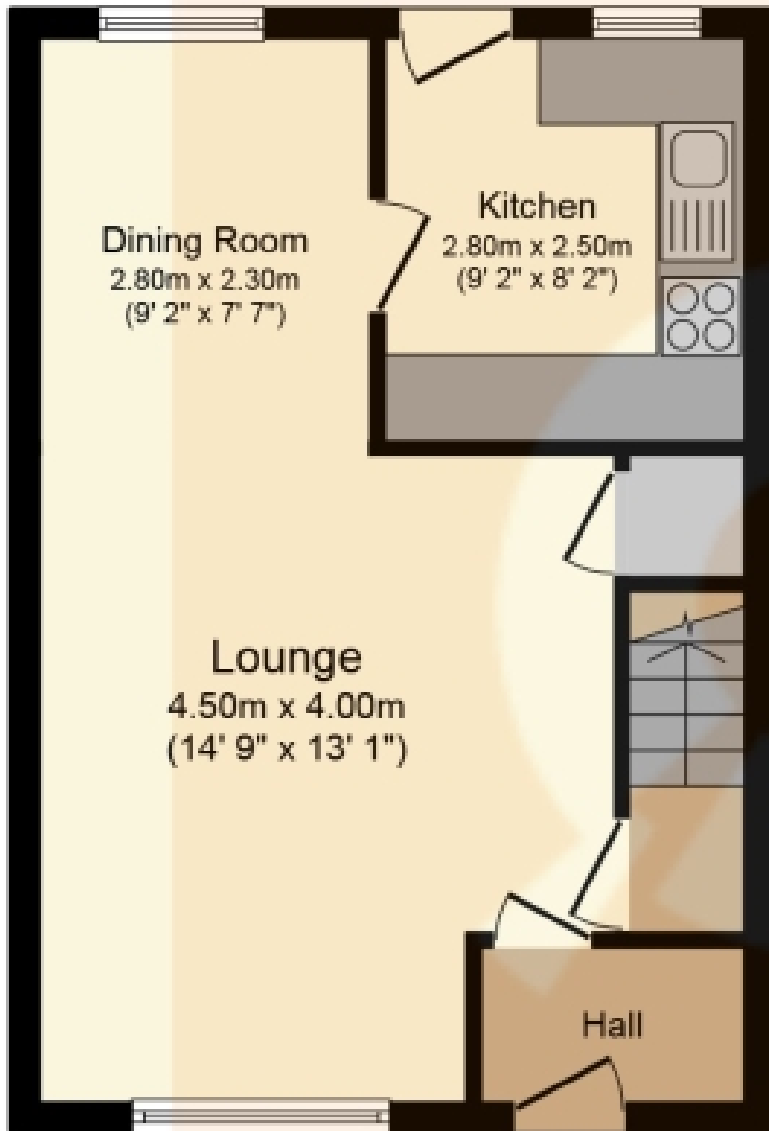




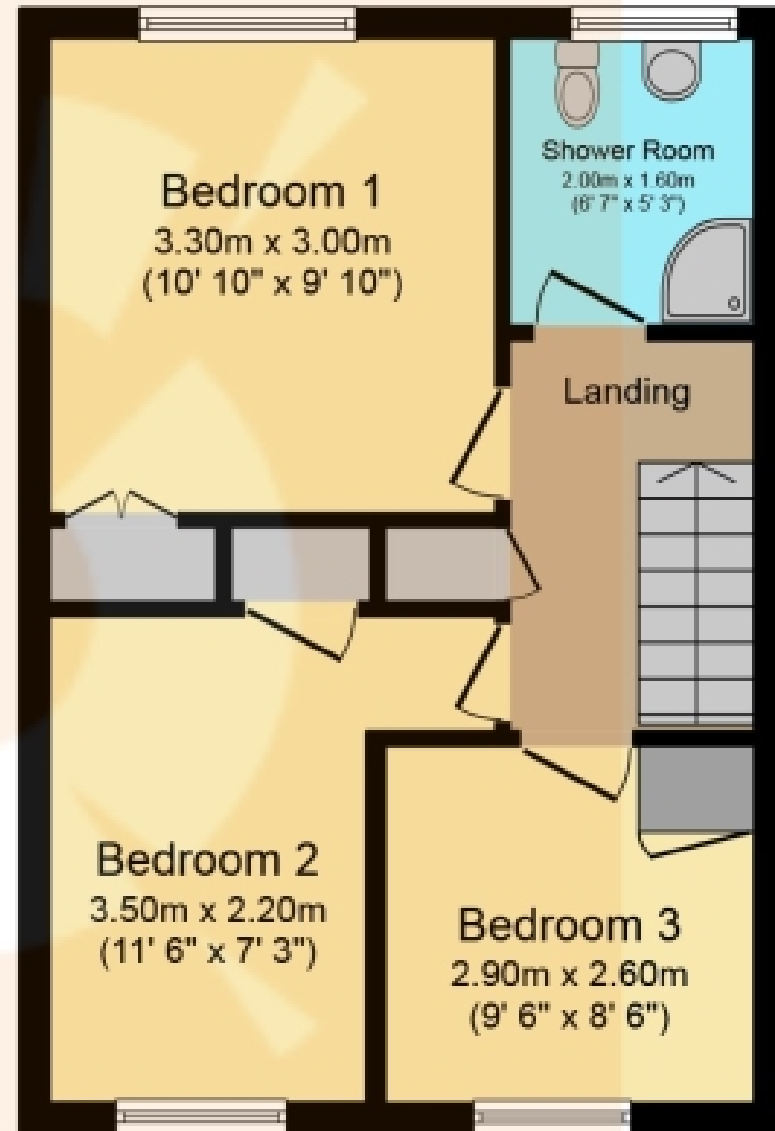
46 Levenside Avenue, Barrhead

Offers Over £190,000





Ground Floor



First Floor

Total floor area 72.5 sq.m. (781 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

Located within the highly popular Barrhead locale, No. 46 Levenside Avenue presents itself as an excellent opportunity for a wide range of purchasers to include first-time buyers, growing families, or professionals alike. Conveniently situated, this wonderful family home is in close proximity to a host of local amenities, schooling, and public transport links.

Upon approach, you will notice the low-maintenance front garden, featuring a meticulously maintained lawn and multi-car driveway - providing safe off-street parking for various vehicles. Stepping inside, you are greeted by a welcoming reception hallway which gives access in the first instance to the lounge.

The open-plan family lounge/dining area is strikingly spacious and has been freshly decorated with soft tones to create a relaxing ambiance. The recently fitted neutral carpet effortlessly transitions into the dining area, providing a sociable space for the whole family to enjoy mealtimes.

The fitted kitchen boasts an array of white wall and base mounted units, which are further complimented by contrasting granite-effect worktops. The kitchen offers ample space for free-standing appliances to include an under counter fridge, freezer, washing machine and cooker.

Ascending to the upper level, you'll find three generously proportioned bedrooms, each offering excellent in-built storage solutions. Completing the property internally is a pristine shower room, featuring a walk-in shower cubicle, W.C., and wash hand basin, adorned with chic chrome fixtures and fittings.

The rear garden, fully enclosed and beautifully landscaped, is predominantly laid to lawn with a sociable patio area-ideal for alfresco dining/outdoor entertainment during the summer months.

The town of Barrhead sits on the outskirts of Glasgow, meaning that it benefits from its proximity to the city centre, yet also offers serene countryside living. Barrhead offers excellent transport links into Glasgow city centre and beyond, and boasts beautiful parks and green spaces, perfect for spending time outdoors. The town has an array of local amenities, including shops, schools, and recreational facilities and holds strong community ties. Living in Barrhead provides the best of both worlds, making it an attractive place to call home for those seeking a balance between city life and natural beauty.

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.

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