



the **property** experts

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136 Barfillan Drive,  
Glasgow,  
G52 1BB



FIRST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq ft. (60.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 12/2020

## description

A traditional upper cottage flat enjoying a prime location and within easy reach of all Paisley Road amenities, services and transport links. This bright and spacious flat offers flexible accommodation and comprises entrance hall with useful storage cupboard, a good sized living room leading through to the kitchen with a range of wall and base units, gas hob, electric oven and overhead extractor. To the front are two double bedrooms with cupboards and a bathroom with three piece suite and over head shower.

The property further benefits from gas central heating, double glazing, driveway and shared rear gardens.

Close to local amenities including shops, schools and Braehead Shopping Centre. There are nearby public transport links including a bus and rail service allowing access to the main roads and city centre and access to Glasgow airport and city centre can be made via the nearby motorway links.

Ideal for a first time buyer and or Buy To Let Investor this flat will prove popular early viewings are recommended to avoid disappointment

## measurements

### ROOMS

Lounge - 14'11" x 11'11" (4.55m x 3.63m)

Kitchen - 11'7" x 5'11" (3.53m x 1.8m)

Bedroom 1 - 13'1" x 12'1" (4m x 3.68m)

Bedroom 2 - 12' x 10'4" (3.66m x 3.15m)

Bathroom - 11'7" x 5'11" (3.53m x 1.8m)



## VIEWINGS, OFFERS AND SURVEYS

**Viewings** are by appointment only and can be arranged by contacting **0141 221 7993**.

**All offers** and intimations of interest should be submitted to **Fineholm, 114 Union Street, Glasgow, G1 3QQ**.

We can appoint **Surveyors** on your behalf as part of our free, no obligation service.

Date of Entry: Negotiable.

## DISCLAIMER

**Fineholm** would like to draw your attention to the following:

1. These particulars do not constitute part of an offer or contract.
2. These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements or facts.
3. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise. We have not carried out a structural survey or assessed the services, appliances or any fittings.

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