

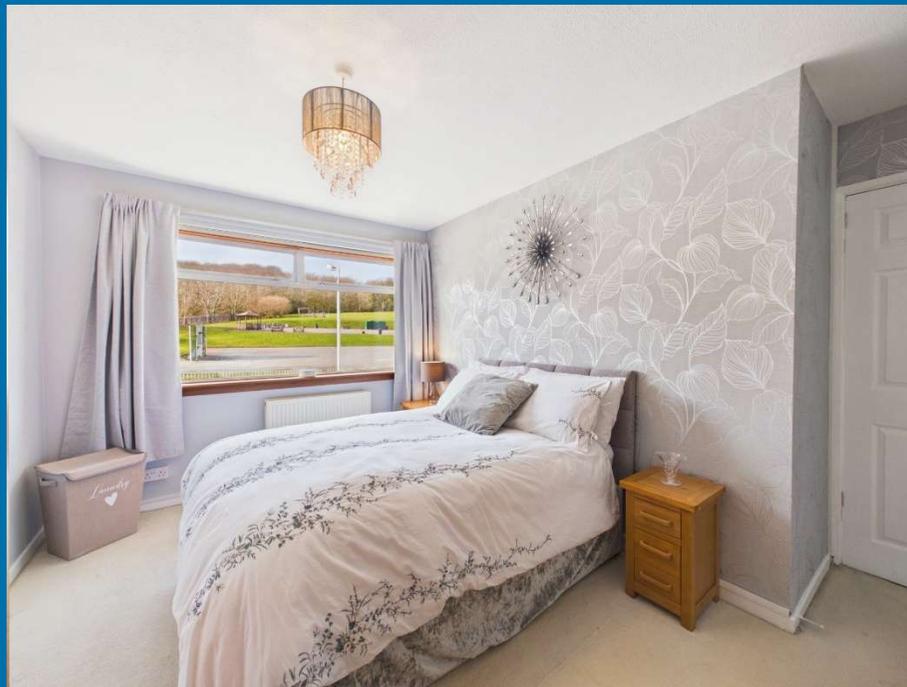


For Sale | 6 Fern Drive, Barrhead, Glasgow, G78 1JE



Viewing by appointment only

Phone: 01505 331114 | Email: info@emersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Emmerson Homes are introducing to the market this beautiful semi detached villa, enjoying a prime position in one of the most sought after locations in Barrhead, offering generous outdoor space and uninterrupted countryside views - an ideal setting for growing families with the property located across from the local primary school.

The accommodation opens with a welcoming reception hallway with downstairs cloakroom. Generous lounge with a dedicated family dining area with views to the rear garden, complemented by a good sized fitted kitchen with rear door. Upstairs, three spacious bedrooms, two of which feature built in storage, alongside a contemporary family shower room.

Externally, the property boasts a driveway with gates to the rear garden grounds, mature gardens to the front, side, and rear - perfect for outdoor entertaining or relaxing in the sun. With double glazing and gas central heating throughout, this home combines style, practicality, and warmth.

Internal viewing is highly recommended to appreciate this property and would be an excellent purchase for a variety of buyers.

East Renfrewshire Council, Tax Band D.

EPC Rating Band D.

This property is situated in a very popular residential area, being well placed for local amenities with a variety of local shops providing for day to day requirements. The road network and nearby public transport links provide easy access to Glasgow city centre and beyond. Healthcare, leisure facilities, parks and restaurants are within easy reach. Primary and secondary schooling is available nearby.

We are your local estate agents based in Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Shower Room
1.64 x 1.95 m



Approximate total area⁽¹⁾
77.1 m²

Reduced headroom
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

