



**58A Birkhill Road** Cambusbarron, FK7 9JS

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## Description

This exquisite three-bedroom, first-floor flat is perfectly situated in the sought-after Birkhill Road area of Cambusbarron, offering a blend of comfort, style, and convenience.

As you enter the property, you are greeted by a welcoming hallway that leads into a spacious and well-lit living room, featuring large windows that not only provide ample natural light but also offer stunning views of the surrounding area. The living/dining area seamlessly transitions into a modern, fully equipped kitchen, where sleek cabinetry, high-quality appliances, and ample counter space make meal preparation a delight.

The flat boasts three generously sized bedrooms, each with its own unique charm and ample storage space, ensuring that every member of the household has a personal retreat. Additionally, there is a beautifully appointed family bathroom that features contemporary fixtures and fittings, including a bathtub and shower, catering to all your needs.

This upper-floor flat in Birkhill Road is not just a place to live; it's a home that offers a perfect blend of luxury, comfort, and convenience, making it an ideal choice for families or professionals seeking a high-quality living experience in Cambusbarron.

## Location

Nestled in the desirable Cambusbarron area on Birkhill Road, this upper-floor flat offers the perfect blend of tranquility and accessibility. Its prime location ensures easy access to essential amenities, top-rated schools, and lush green spaces, while providing excellent transport links for effortless commuting. Living here means enjoying the serenity of a sought-after neighborhood while staying connected to the vibrant life of the surrounding area, making it an ideal choice for both families and professionals.

## Living Room/Dining Room

24'11" x 9'7"

**Kitchen** 12'6" x 8'11"

Bedroom 1 12'7" x 9'6"

Bedroom 2 11'7" x 9'5"

**Bedroom 3** 11'6" x 7'3"

**Bathroom** 6'3" x 4'11"

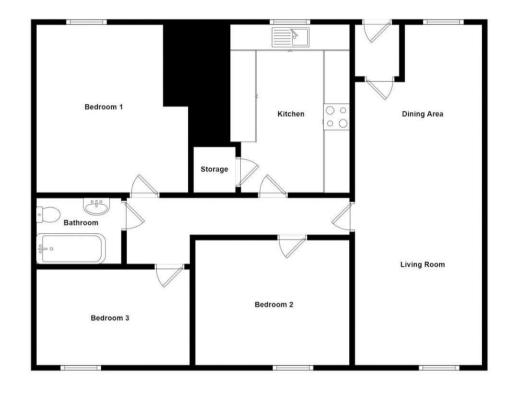
## **Home Report**

The home report is available upon request.









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Property Misdescriptions Act 1991.

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