



51 Troubridge Avenue, Kilbarchan

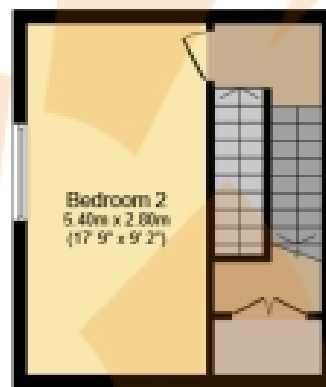
Offers Over £319,995





Ground Floor

Floor area 96.1 m² (1,034 sq.ft.)



First Floor

Floor area 25.2 m²
(271 sq.ft.)



Second Floor

Floor area 52.3 m² (563 sq.ft.)

TOTAL: 173.5 m² (1,868 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** DETACHED VILLA OFFERING SPACIOUS & FLEXIBLE LIVING OVER 3 LEVELS * STUNNING COUNTRYSIDE VIEWS ** FOUR DOUBLE BEDROOMS ** EXTENSIVE INTEGRAL GARAGE **** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.51 Troubridge Avenue, a seldom-available detached villa located within the highly sought-after Kilbarchan village locale. The home is situated close by to amenities, schools and excellent public transport links making for a wonderful family home for a variety of buyers.

To the front of the home is an extensive monobloc multicar driveway & manicured lawn section with timber steps & wheelchair ramp providing access into the home. You're welcomed through a sizeable reception hallway which sets the tone for the home within.

The family lounge boasts impressive dimensions, enhanced by neutral décor and an abundance of light. Into the fitted kitchen, there is plentiful wall and base mounted units paired with dark granite effect worktops and an integrated four ring gas cooker & oven. Off the kitchen is the dining room, benefiting from French doors that lead to the rear decking area for stunning countryside views.

Completing the ground level is Bedroom One, a double bedroom with an en-suite shower room. Into the first floor is Bedroom Two, another generously proportioned double bedroom with excellent in-built storage located on the landing. Onto the second floor are the remaining two bedrooms, both boasting built-in storage solutions. The family bathroom completes the home internally, fully tiled and comprising of a bathtub, W.C. and wash hand basin.

The extensive rear garden is predominantly laid to lawn and fully enclosed; the perfect space for children & pets alike. The garden is the perfect spot to soak in the countryside scenery.

Kilbarchan is a charming, historic conservation village offering a range of local shops and facilities, including an array of shopping options in nearby Johnstone. It's an ideal base for the commuting client, with easy access to the M8 motorway, Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow city centre, and even the beautiful Ayrshire coastline. Plus, with a train station at Milliken Park and additional park and ride facilities available at Johnstone and Howwood, your daily commute couldn't be easier.

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Viewing 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.

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