



**18 The Grove, Kilbarchan**

**Offers Over £199,995**



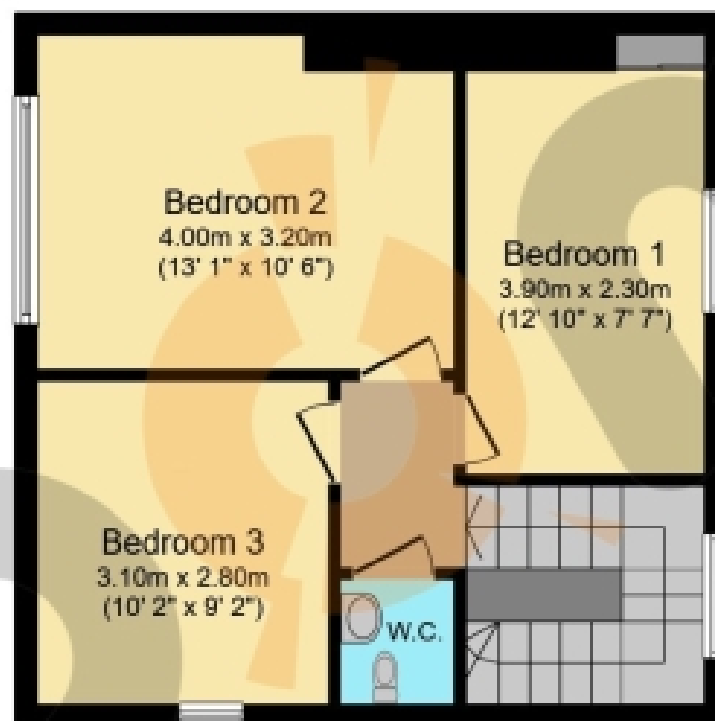






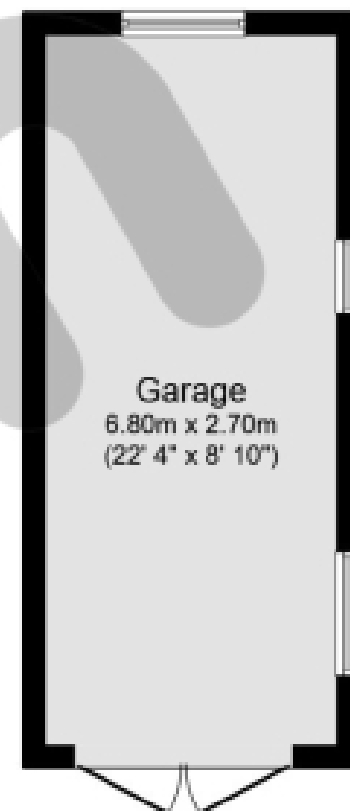
## Ground Floor

Floor area 41.0 m<sup>2</sup> (441 sq.ft.)



## First Floor

Floor area 41.0 m<sup>2</sup> (441 sq.ft.)



## Garage

Floor area 19.0 m<sup>2</sup> (205 sq.ft.)

**TOTAL: 101.0 m<sup>2</sup> (1,087 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\* DESIRABLE FAMILY HOME IN WALK-IN CONDITION \*\* CONTEMPORARY DINING KITCHEN \*\* WOOD BURNING STOVE \*\* EXTENSIVE REAR GARDEN & MULTICAR DRIEWAY \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 18 The Grove, situated in the highly sought-after Kilbarchan locale. This wonderful family home offers stylish and spacious accommodation presented in true walk-in condition.

To the front of the home is an extensive multicar driveway accommodating up to 4 vehicles for safe off-street parking. When entering the home, you are welcomed through a warming reception hallway. The family lounge is superbly spacious and stylishly decorated with soft, neutral tones. A charming wood burning stove fills the room with a delightful warmth, offering the perfect space to relax and unwind.

The contemporary fitted dining kitchen holds ample olive wall and base mounted units paired with solid quartz marble worktops and modern panelling detail for a stylish and efficient workspace. The kitchen further benefits from a range of quality integrated appliances, including an oven, induction hob, fridge freezer and an extractor hood.

Completing the ground floor is a pristine three-piece family bathroom, comprising of a bath with overhead shower, W.C. and wash hand basin.

On the first floor of the home are three generously proportioned double bedrooms. Bedroom one has the added benefit of in-built storage solutions while Bedroom Three is currently set up as a stylish home office / workspace by the current owners. The first floor also features a recently installed W.C. for added convenience.

To the rear of the property is a fully enclosed extensive garden, predominantly laid to lawn and perfect children and pets alike.

The property further benefits from gas central heating and double glazing throughout.

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. Thank you.

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