



4 Rhumhor Gardens, Kilbarchan PA10 2BB

**Penny Lane Homes
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4 Rhumhor Gardens, Kilbarchan, Johnstone, PA10 2BB

Description

This is a modern first floor flat in the well maintained development tucked away within a quiet pocket in Kilbarchan yet close to shops and transport. Freshly decorated and has been well maintained by the current owners.

The flat has a private entrance hall with storage and stairs up to the accommodation giving access to all areas. The lounge has delightful views overlooking the communal garden grounds. The kitchen is well fitted with an integrated oven, hob and hood and has a useful and convenient breakfast bar. The two double bedrooms are in good order with the principle hosting mirror wardrobes. Also an elegant four piece bathroom suite with bath and separate shower cubicle.

There is a single garage, parking area, gas central heating and double glazing.

This would be an excellent purchase for the first time buyer or couple due to its popular locale. Viewing is highly advised to fully appreciate.

Renfrewshire Council, Tax Band C.
EPC Rating D.

Kilbarchan is a historic conservation village which offers a range of local shops, and leisure facilities with a bowling club close to the residential flats and is an ideal base for the commuting client or retired couple, being adjacent to the by-pass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow city centre and southwards to the Ayrshire coastline.

Further shopping facilities can be found in the nearby town of Johnstone which will more than adequately cater for everyday needs and requirements. There is also a train station at Milliken Park, with additional park and ride facilities available at Johnstone and Howwood.

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.

Upper Hallway
12'2" (3.71m) x 4'8" (1.42m)

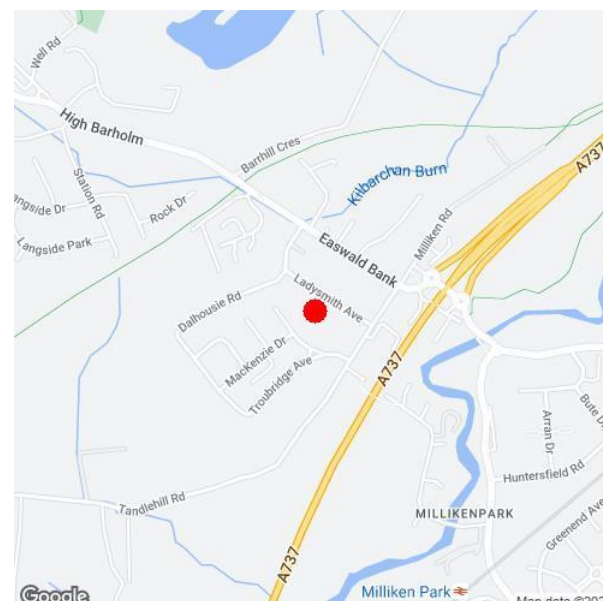
Lounge
14'5" (4.39m) x 11'6" (3.51m)

Kitchen
11'6" (3.51m) x 8'10" (2.69m)

Bedroom One
10'6" (3.2m) x 8'10" (2.69m)

Bedroom Two
8'11" (2.72m) x 8'6" (2.59m)

Bathroom
6'7" (2.01m) x 6'6" (1.98m)



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.