

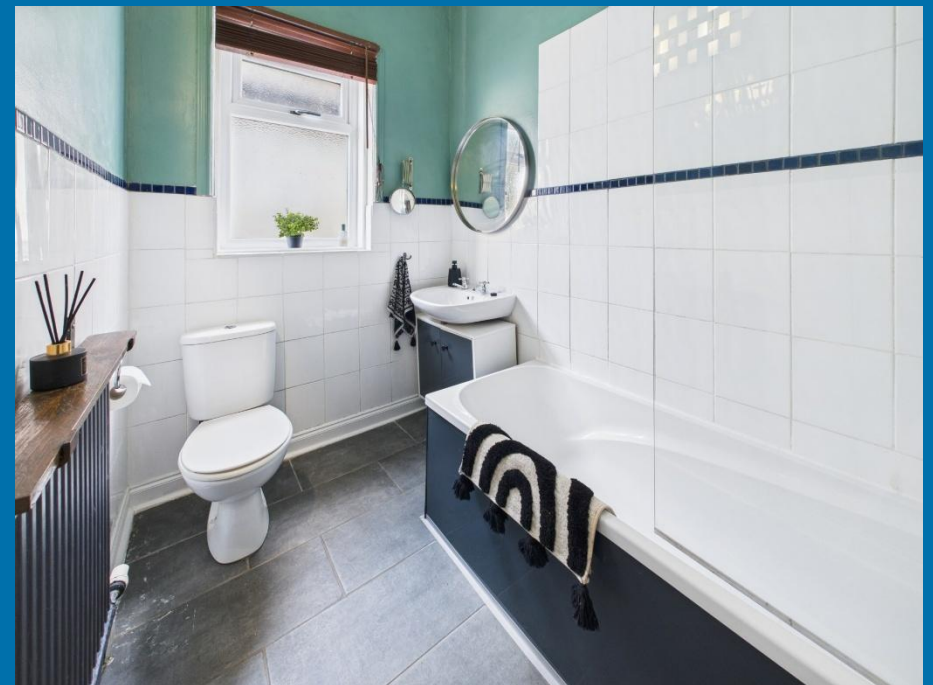


For Sale | 0/1 Robertson Place, Tandlehill Road, Kilbarchan, Renfrewshire.



Viewing by appointment only

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





2 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to offer this well presented ground floor tenement flat with gardens and that charming cosy cottage feel, set with the beautiful village of Kilbarchan.

The accommodation comprises of an entrance hallway and small cupboard, front facing lounge flooded with natural light from the large window formation and charming feature fireplace. The kitchen hosts base and wall mounted units, there are appliances, comprising of dish washer, washing machine and free standing cooker, worktop surfaces and breakfast bar. There are two double bedrooms, one to the front and the other to the rear offering views over the garden grounds. The stylish bathroom completes the accomodation with a three piece suite and shower over bath.

The property benefits from no onward chain. Externally the property has the front garden, close cellar and two rear garden areas with bin store/wc and shed, the drying green and rear wash house are shared. This would be an excellent purchase for a variety of buyers due to its popular locale.

Renfrewshire Council Tax Band B.

EPC Rating Band

Kilbarchan is an historic conservation village which offers a range of local shops and facilities and is an ideal base for the commuting client, 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.

We are your local estate agents based in the heart of Johnstone. 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.





Approximate total area³⁾
57.9 m²

(1) Including balconies and terraces

Calculations reference the RICS (PAS 35) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

CIRAFFE 360



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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.

