



**9B SHUTTLE STREET**

KILBARCHAN

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**Charming traditional two bedroom duplex flat within a 18th century B listed building in the popular village of Kilbarchan.**

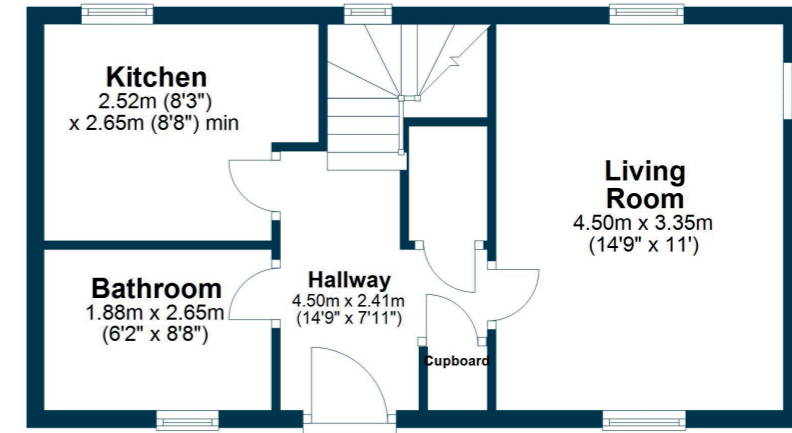
A stunning duplex flat formed over the first floor and attic levels of an elegant traditional sandstone building with a slate roof. The property has a private entrance on the first floor with an outdoor stone stair from the communal rear courtyard. The B listed building dates from circa 1760 in the outstanding conservation area of Kilbarchan.

The property offers well specified and presented accommodation full of character. The reception hallway has two storage cupboards and a stair to the upper floor. The stunning lounge has windows on three sides and fire surround and gas fire. The kitchen has fitted furniture with an integral oven, hob and hood and space for further freestanding appliances. A bright bathroom has a modern bathroom suite including a shaped bath with a shower, a wc and a bowl wash basin. On the upper floor there are two double bedrooms both with fitted wardrobes and an additional wc. The specification includes a gas fired central heating system.

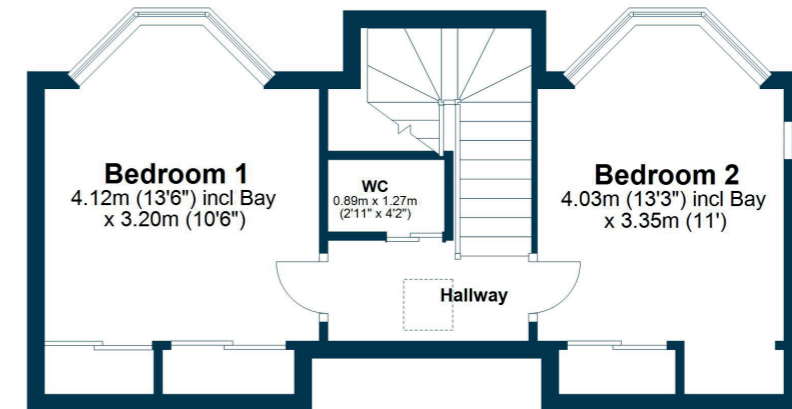




### Ground Floor



### First Floor



Kilbarchan is a popular village with an abundance of amenities, including shops, pubs and restaurants and is also adjacent to the A737 (Howwood by-pass) which gives access to the M8 motorway and beyond towards Glasgow International Airport, INTU Retail Park and Glasgow city centre.

**BW2400** | Sat Nav: 9B Shuttle Street, Kilbarchan, PA10 2JN

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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