



**31 WHEATLANDS DRIVE**

KILBARCHAN

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**Stylish and tastefully upgraded main door upper cottage flat offering a spacious three bedroom layout in the popular village of Kilbarchan.**

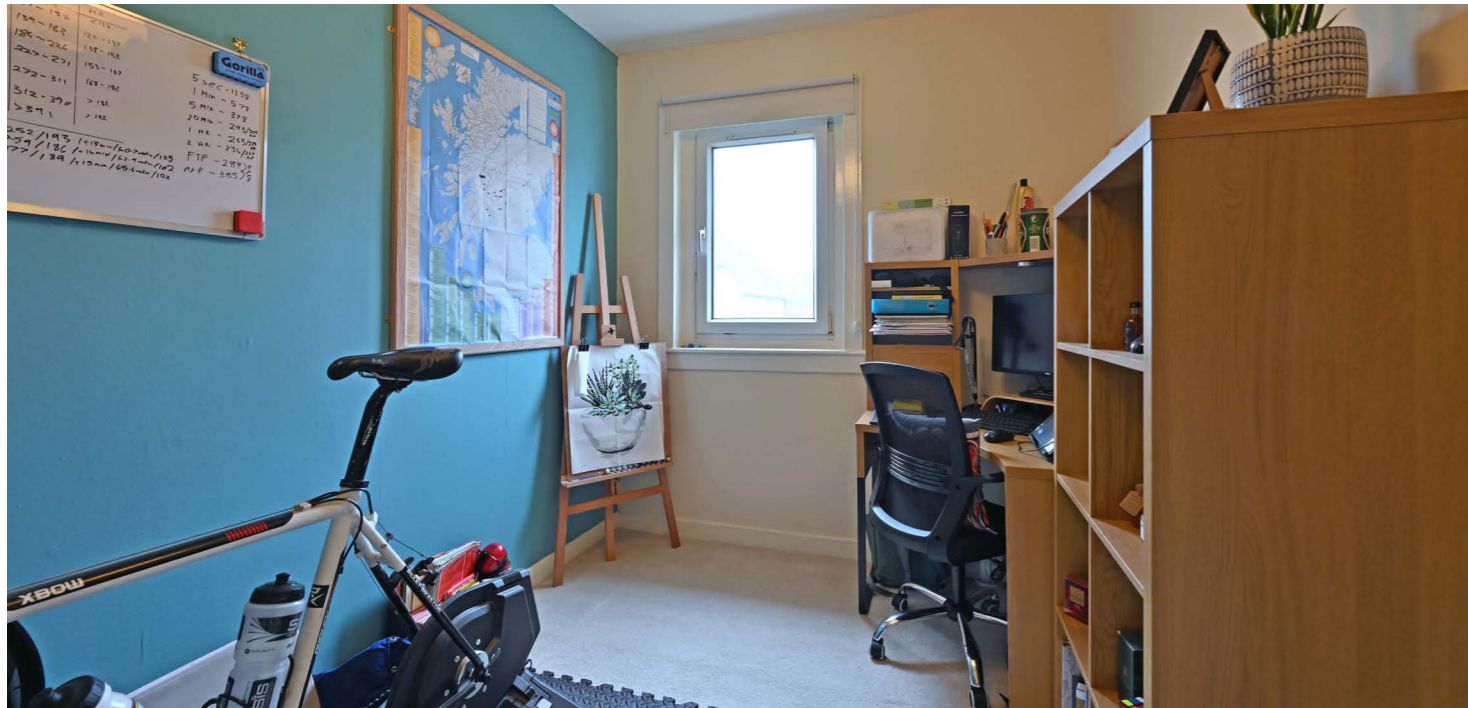
An impressive main door upper cottage flat positioned in the picturesque Renfrewshire village of Kilbarchan. A historic village with outstanding conservation status popular with commuters with direct access to the A737 leading to the M8 motorway.

The well presented interior features a modern fitted kitchen and an upgraded bathroom featuring a wash basin, a W.C., a freestanding roll-top bath and separate corner shower area. The building has been renovated with a replacement tiled roof and external insulated render. There is a gas fired central heating system and double glazing.

There is a main door access on the ground floor to a stair leading to the accommodation over the first floor level. There is a central hallway with entry to a spacious lounge with a bay window and a gas fire. The kitchen features modern fitted furniture with timber worktops, integrated oven, gas hob, cooker hood and space for freestanding appliances. There are three bedrooms and a modern bathroom.

Externally there are private garden grounds along the gable and a section of the rear of the building. To the front, a twin flagstone driveway sits at the side of the house with a sloping lawn extending to the rear where there is a large additional gravel driveway for several vehicles with access from the rear lane. There are shared access paths and a drying green.





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.

**BW2407** | Sat Nav: 31 Wheatlands Drive, Kilbarchan, PA10 2LJ

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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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