



# THE MEADOWS

EASWALD BANK, KILBARCHAN

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







## 5 | BEDROOMS 3 | BATHROOMS 2 | PUBLIC ROOMS

**A stunning modern five bedroom luxury home, meticulously maintained with upgraded with an exacting specification set in a lovely position on the rural edge of the conservation village of Kilbarchan.**

The Meadows is a stylish modern home positioned in an exclusive development of only two properties in a peaceful location within the popular village of Kilbarchan. This attractive village has excellent commuting links to Glasgow International Airport (5.4 miles) and the M8 motorway to Glasgow city centre (13 miles). There are local shops, two village pubs and a local Primary School.

The property has been meticulously maintained and extensively upgraded to provide a luxuriously appointed and efficient modern home. There is replacement LED lighting, a media centre with cat 6 cabling throughout and ceiling speakers in several apartments. A stunning kitchen with a large central island features Neff appliances including a double oven, combination microwave oven, coffee machine, 6 burner gas hob, fridge freezer, dishwasher, and a wine chiller. The utility room has matching fitted furniture with space for further appliances. The stylish bathrooms feature Porcelanosa sanitary ware and tiling. There is an upgraded central heating system with a Worcester boiler and an unvented hot water tank. Highly specified NorDan double glazed French doors and modern timber double glazed windows are installed. Hardwood flooring features within the ground floor reception hallway, dining room, lounge, study, and family room. The property has a modern alarm system with CCTV and security gates give controlled entry to the development.

The reception hallway has a stair with a glass ballustrade to the upper floor and open plan access to the stunning dining room that features a full height ceiling featuring five large ceiling windows and full height windows and French doors to the gardens. The room is overlooked by the first floor hallway. The dining room has twin sliding corner doors to the magnificent lounge allowing for an impressive open plan space for entertaining. The lounge has a wood burner, windows on three sides and French doors to the garden. There is a family room, a home office and a cloakroom/wc. The luxurious kitchen has space for a casual dining table, access to the garden and a door to the large utility room. There is internal access to the double garage with twin remote garage doors and an electric car charger.

The upper floor has a central hall that has a galleried section overlooking the dining room and a media cupboard. The stunning principal bedroom has a vaulted ceiling with a dual aspect and French doors to a Parisian balcony. The en-suite bathroom has a bath, a separate walk in shower, a large wash basin and a wc. There are three further double bedrooms with fitted wardrobes and en-suite shower rooms. A fifth bedroom is currently configured as an upstairs sitting room. The family bathroom has stylish tiling, a freestanding bath, wc and wash basin.

There is a security gate allowing controlled access to this exclusive development and The Meadows has a gravel front driveway providing parking and entry to the garage. A large lawn extended around the side and rear of the house screened by mature trees and shrubbery. There is a gravel garden with a drying area and a path to the front. The western boundary of the property is next to farmland on the edge of the village.

















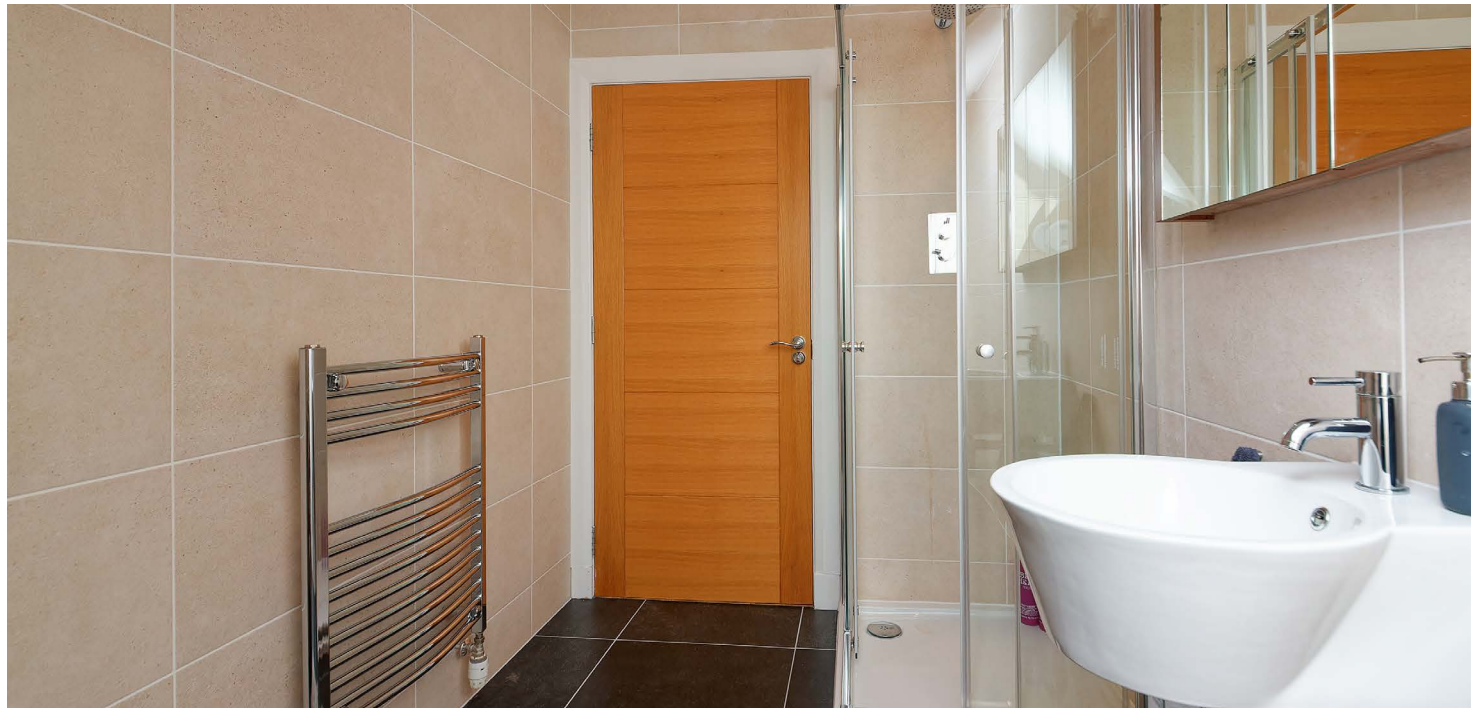
















Kilbarchan is a popular village with an abundance of amenities, including shops, pubs and restaurants and is also adjacent to the A737 (Howwood by-pass) which gives access to the M8 motorway and beyond towards Glasgow International Airport, INTU Retail Park and Glasgow city centre.

**BW2451** | Sat Nav: The Meadows, Easwald Bank, Kilbarchan, PA10 2EZ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Bridge of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T: 01505 691 400

E: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)