



4 STATION WYND

KILBARCHAN

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A wonderful, self-built detached home presented to the market for the first time since construction in 1972.

On the market for the first time since its construction in 1972, this handsome self-built detached home offers a unique opportunity for buyers. Located in the desirable and rarely available Station Wynd, this property is a standout with significant potential for enhancement.

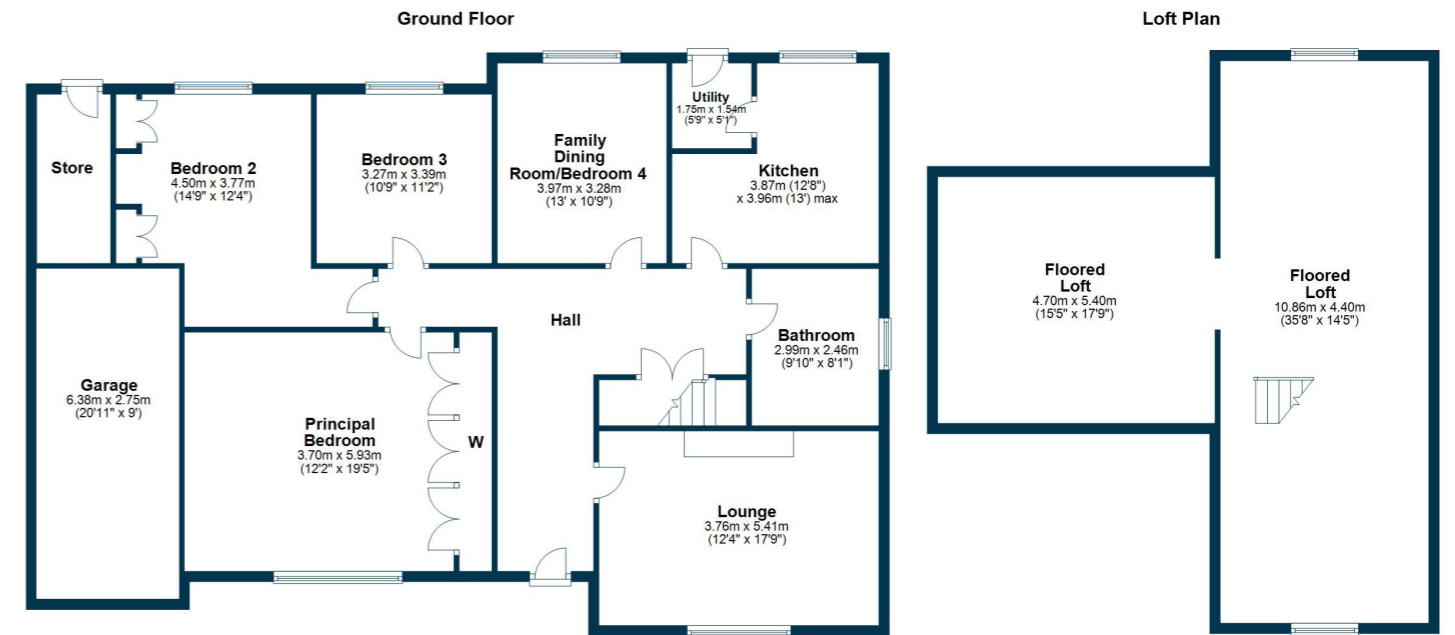
Expertly planned and built by the owner, this home features spacious single level living with a vast fully floored loft ready for conversion into additional living space. The loft is accessible via a semi-permanent staircase and provides ample opportunity to create up to three additional bedrooms, or a combination of two bedrooms and an ensuite and dressing room, greatly increasing the property's versatility. The loft space on the floorplan is for size reference.

The entryway includes a canopied front entrance with a beautiful stained-glass window leading into a large reception hall. Off the hall, the bright, front-facing lounge is immediately inviting. The rear kitchen, equipped with a range of base and wall-mounted units, offers lovely views of the manicured garden. Adjacent to the kitchen is a formal dining room, currently used as a sitting room, featuring a pass-through door, there would be potential to use as a fourth bedroom.

The home includes three bedrooms: the principal bedroom with fitted wardrobe space, a generous double second bedroom again with fitted wardrobe space, and a spacious third double bedroom. A four-piece bathroom suite with a walk-in shower serves the home.

Outside, the pristine garden grounds are a delight, with a front lawn separated from the driveway by a sweeping flowerbed. The driveway accommodates multiple vehicles and leads to a larger-than-average single integral garage. The rear gardens are tiered, offering lawn and patio areas, a storage shed, and a back store at the rear of the garage.





Kilbarchan is a highly popular semi-rural, Renfrewshire village with an abundance of amenities, including; shops, pubs, and restaurants, and boasts a popular local Primary School. For commuters, the village is also adjacent to the A737 (Howwood by-pass) which gives access to the M8 motorway and beyond towards Glasgow International Airport and city centre, the rail line at Milliken Park is a short distance away.

BW2457 | Sat Nav: 4 Station Wynd, Kilbarchan

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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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