



**STRAVEN**

LEWIS CRESCENT, KILBARCHAN

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A beautiful, four-bedroom family home providing professionally extended accommodation spread over two versatile levels presented in walk-in condition.**

This beautiful four-bedroom family home has been professionally extended to the rear to provide a fabulous open plan lounge and kitchen diner.

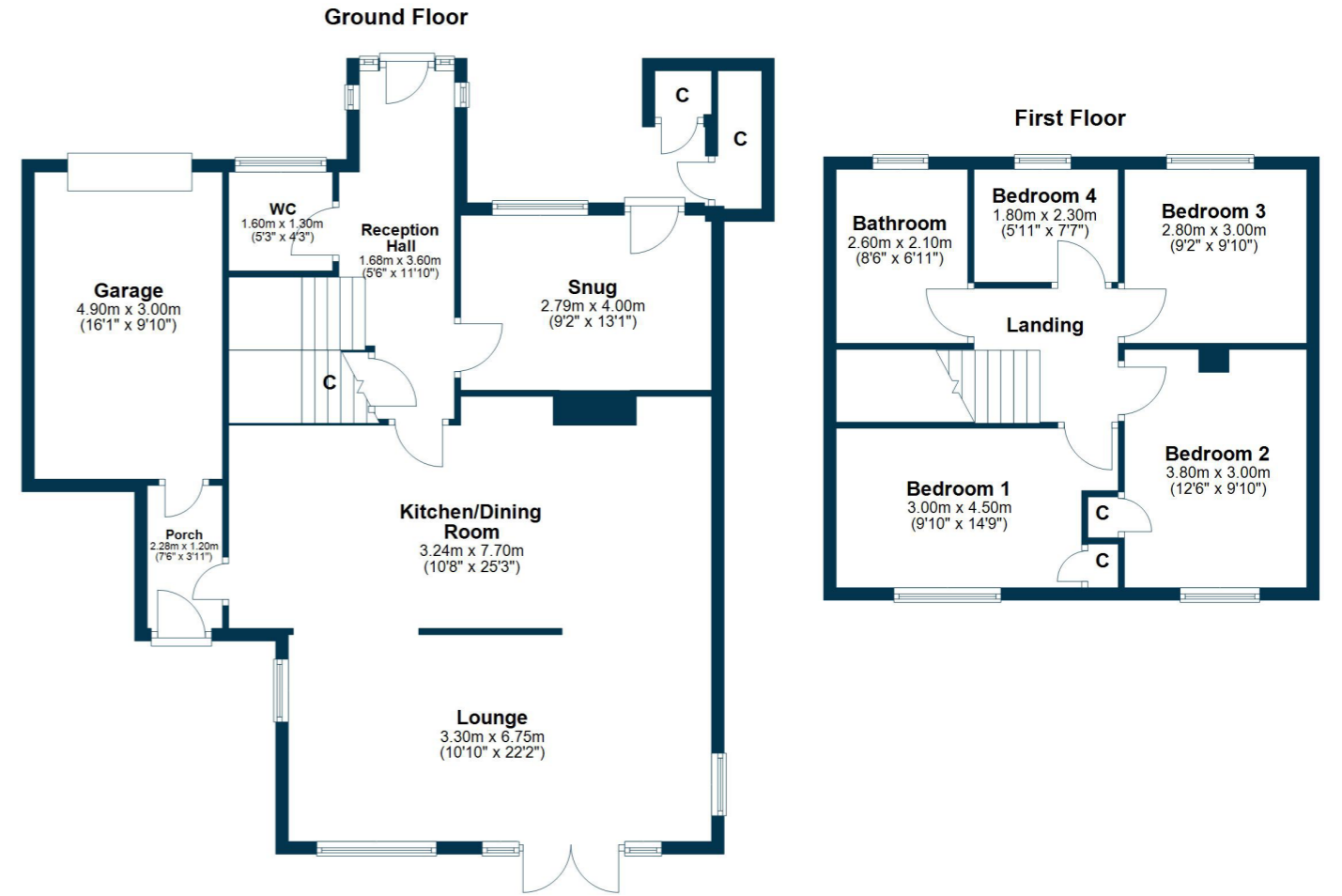
Providing a versatile layout over two levels the property is decorated in a contemporary palette and boasts modern fixtures and fittings and as such the home is in walk-in condition.

Internally, entry into a large reception hall with guest W.C and storage closet below the staircase, to the front of the home a snug/family room with separate front access. The rear of the home is spectacular, with a rear single storey extension adding fabulous lounge space which is open-plan to the dining kitchen, where the current owner has created a wonderful heart to this home. The kitchen itself is bespoke, featuring a large central island, contemporary wall and base mounted units with complementary Corian worktop. There are integrated appliances throughout including a Bosch bean to cup coffee maker. The dining area provides access to a rear porch into the garage, and the lounge boasts a focal point feature multi-fuel burning stove and provides French door access onto the rear deck.

The upper level landing allows access to all four bedrooms, the principal to the rear with storage closet and views over the garden grounds, bedroom two boasting the same view and adjacent closet. Bedrooms three and four are both to the front of the home. A three-piece family bathroom serves the home.

Externally there are many points of interest to this fabulous home, the rear garden grounds are Southwestern in aspect and as such the decking area immediately to the rear bathes in afternoon and evening sun. There is an extensive laid lawn sided by mature shrubs and bushes leading down to a slate patio, which is perfect for outdoor entertaining. A garden house with power is a versatile space which can be used as a home office or garden bar. To the front the property boasts an extensive monobloc driveway which can accommodate three cars, leading to a single garage. There are two further external closets where the boiler can be found.





Kilbarchan is a highly popular 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.

**BW2470** | Sat Nav: Straven, Lewis Crescent, Kilbarchan, PA10 2HB

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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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