



MELFORT COTTAGE, MELFORT HOUSE

MILLIKEN PARK ROAD, KILBARCHAN

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

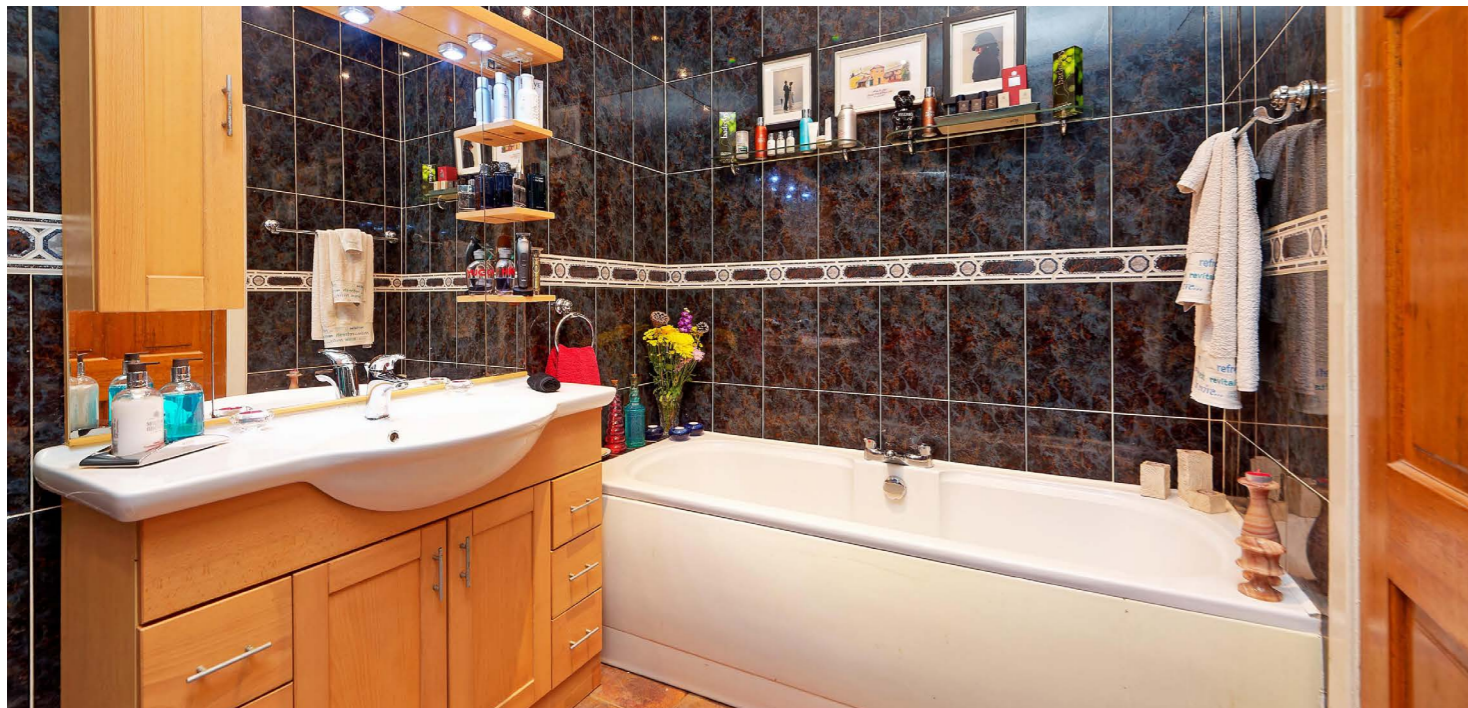
A unique two-bedroom home formed within a converted wing of this elegant period villa with private attractive gardens.

A charming main door conversion positioned in the grounds of the converted Melfort House, adjacent to the wooded banks of the Black cart Water and farmland on Milliken Park Road in Kilbarchan. There is an abundance of natural light throughout due to positioning, windows and patio doors within property and offer rural views from living room to outside garden area. The property is formed within a wing attached to the Northern gable of Melfort House, with a main door entry and a landscaped area of private gardens. This includes split level decking screened by fencing that provides a lovely and private area for outdoor entertaining. There is a private parking space at the rear of the house with a private visitor area also. The location is convenient for access to Milliken Park Rail Station and access to the A737 dual carriageway to Glasgow International Airport, the M8 motorway and Glasgow city centre.

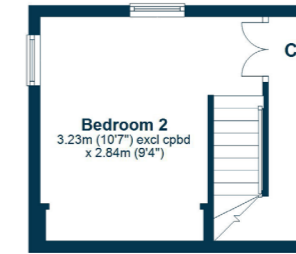
This well-presented home offers comfortable accommodation that is mostly formed over the entrance level with a stair leading to the second bedroom located on the lower ground floor. The features within this unique home include a fitted kitchen with appliances including a range style Rangemaster Professional FX cooker and a modern bathroom with a wc, wash basin, a bath and a separate shower area. The specification of the property includes a gas fired central heating system and double glazing.

The main entrance to Melfort Cottage is from a small courtyard with a central reception hallway that features a deep storeroom, with access to the loft area. The spacious lounge and dining room are open plan with twin sets of patio doors to the gardens. A set of sliding doors open to the fitted kitchen with ample storage and fitted appliances. The bathroom is tiled, and this spacious room features a wc, wash basin, a bath, and a separate shower area. The main bedroom has windows on two sides and fitted furniture. A stair leads down to the lower floor and the second bedroom with a deep understairs storeroom. This room is currently configured as an additional living room and includes a fitted wardrobe along one wall.

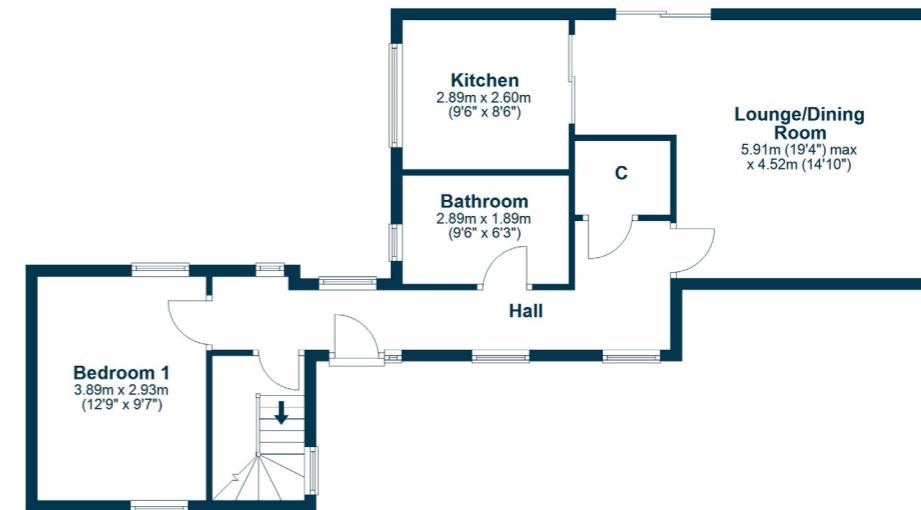




Lower Ground Floor



Ground 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.

BW2525 | Sat Nav: Melfort cottage, Melfort House, Milliken Park Road, Kilbarchan, PA10 2DB

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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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