



43 GLENTYAN AVENUE | KILBARCHAN | RENFREWSHIRE | PA10 2JU

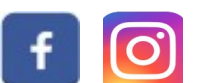
OFFERS OVER: £190,000

The subjects for sale form a most desirable mid-detached dwellinghouse, located within the popular and charming, residential village of Kilbarchan, with stunning countryside views. 43 Glentyan Avenue is set in generous garden grounds, with ample off-street private parking, is in excellent order and well presented. Offering very comfortable accommodation, conveniently arranged over two levels, this bright property benefits from double glazing and mains gas-fired central heating. On the ground floor the accommodation comprises a vestibule and welcoming hallway, a light lounge with picture window, a generous kitchen which leads to a fantastic sun room/dining room with French doors to the rear garden, and a useful cloakroom. On the upper floor, three double bedrooms and a shower room, complete the property. The grounds are most attractive with monobloc parking to the front for ease of maintenance, whilst the rear features a split level garden, laid to a mixture of lawn and gravel, a paved pathway, and garden shed with light and power. Due to the size and location, the property would be ideally suited as a superb family home, or as an exciting investment opportunity, for the long-term rental market.

The village of Kilbarchan, known for its former weaving industry and the National Trust Weavers Cottage, is located in central Renfrewshire, around 5 miles from the centre of Paisley town and around only 2 miles from Johnstone. This popular village offers a good range of amenities including Green's Retail convenience store, newsagents, post office, café, butchers, two hostleries, pharmacy, dental practice, chiropractors, vets, hairdressers, barbers, garage, church, a superb primary with nursery, and two high schools in close proximity. Kilbarchan also boasts good transport links with daily bus services, and a railway station at nearby Milliken Park, whilst on the National Cycling Network Route 7. In addition, the village benefits from recreational parks, two Guide & Scout Centres, a fantastic bowling club, the Kilbarchan Amateur Athletics Club, one of the top running clubs in Scotland, and proudly presents its annual Lilius Day event in the summer.

- Attractive Mid-Terrace Dwellinghouse
- Popular Village Location with Countryside Views
- In Excellent Order & Well Presented
- Lounge
- Kitchen with Adjoining Sun Room/Dining Room
- 3 Double Bedrooms
- Shower Room & Separate Cloakroom
- Double Glazing & Mains Gas-Fired Central Heating
- Garden Grounds with Off-Street Private Parking
- EPC Rating: C 72

MacPhee & Partners
Airds House, An Aird, Fort William, PH33 6BL, 01397 702200
estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com



Accommodation

Entrance Vestibule 1.8m x 1.1m

Glazed UPVC front door with fully glazed frosted side panels. Door to entrance hallway.

Entrance Hallway

L-shaped, with stairs to upper level. Decorative doors to lounge, kitchen and cloakroom.

Lounge 4.9m x 3.9m

With windows to front. Wall-hung electric fire.

Kitchen 3.9m x 3.0m

Fitted with beech effect kitchen units, offset with granite effect work surfaces. Integral oven. Gas hob with stainless steel extractor chimney over. Integral dishwasher. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Built-in storage cupboard with light and power. Laminate flooring. Open to sun room/dining room.

Sun Room/Dining Room 4.9m x 3.1m

With picture window and fully glazed French doors to rear. Open hatch to kitchen. Laminate flooring.

Cloakroom 2.3m x 1.6m

Fitted with white suite of WC and wash hand basin. Tiled splashback and flooring. Built-in understair cupboard with louvre doors.

Upper Level

With window to rear views at half landing. Hatch to loft. Doors to bedrooms and shower room.

Bedroom 3.7m x 2.9m

With double window to front views. Built-in cupboard.

Bedroom 3.7m x 3.4m

L-shaped, with double window to front views. Built-in wardrobe.

Bedroom 3.3m x 2.9m

With window to rear views. Built-in wardrobe. Laminate flooring.

Shower Room 1.9m x 1.9m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and shower cubicle with mains shower over. Tiled splashback and flooring.

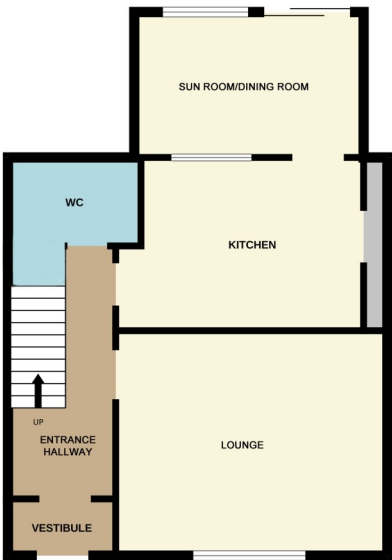
Garden

The property benefits from generous garden grounds to three sides and is approached by a private monobloc driveway, providing ample parking. A covered pathway leads to the rear of the property (and provides rear access for Number 41), which is arranged over two levels. The immediate garden ground is laid to lawn, offset with a paved pathway and features a garden shed, whilst the lower area is laid to gravel for ease of maintenance.



Title Plan

The area outlined red indicates the title for sale. The area shaded pink indicates a right of access for Number 41.



Floor Plan



Travel Directions

From the A737 dual carriageway, take the slip road signposted Kilbarchan B787, staying in the right hand lane. At the roundabout, take the 3rd exit for Kilbarchan B790 and proceed across the next roundabout, taking the 1st turning on the left on to Easwald Bank. Continue up and through the village for around a mile, taking the last turning on the right on to Glentyan Avenue. Number 43 is located near the end of this road, on the left hand side.

what3words crescendo.admire.sprinkle



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).