



cochrandickie
ESTATE AGENCY

Roshven, Tandlehill Road,
Kilbarchan PA10 2DD

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Roshven is situated in the much admired village of Kilbarchan in an address that seldom comes to market.

Set amongst stunning garden grounds with fabulous open aspects the extensive accommodation is set over two levels with comprising of an entrance vestibule, bay window lounge to the front, double bedroom also to the front, separate dining room with recess views to the west, two further bedrooms and a downstairs shower room.

The modern kitchen has high gloss wall & base units with integrated appliances that include oven, hob and extractor hood. There is also a recess matching the dining room recess with space for dining which also shares the same open aspects. A door from here leads to a conservatory that in turn has access to the gardens.

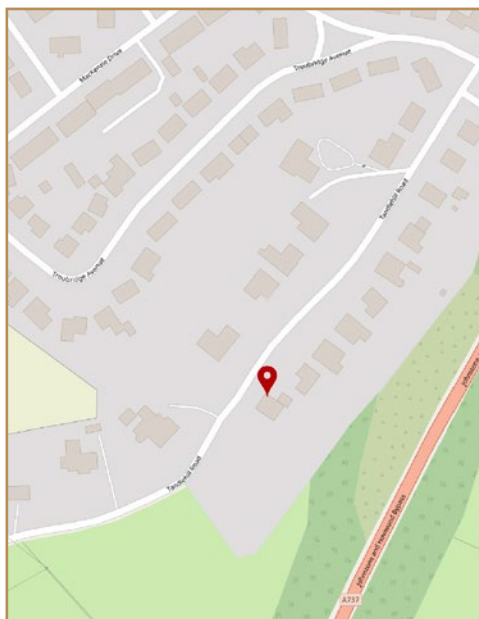
On the first floor you will find the principal bedroom that extends front to back with a dressing room, walk-in wardrobe and also on this floor a three piece bathroom. The views from either side of this are fantastic.

The specification includes a gas fired central heating system, double glazing, security alarm system and an EV point on the side elevation.

The outstanding feature of Roshven is the extensive garden grounds. The gated entrance leads to an extensive monobloc driveway that leads to a double detached garage and car port. To the rear as you step down via the flagstone steps to the side you cannot fail to be impressed as the two-tier garden becomes apparent with its artificial putting green and patio down towards the extensive lawn. There is also a summer house to enjoy the peace and tranquillity the garden enjoys. To the rear of the property cellarge provides further storage which is easily accessible as is a gardeners loo under the conservatory.

The property is situated on Tandlehill Road near the rural boundary of this village which is popular with commuters with direct access onto the A737. Milliken Park train station is nearby and the village has excellent everyday services and facilities including the highly regarded Kilbarchan Primary School.





EPC rating

E

Office

Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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