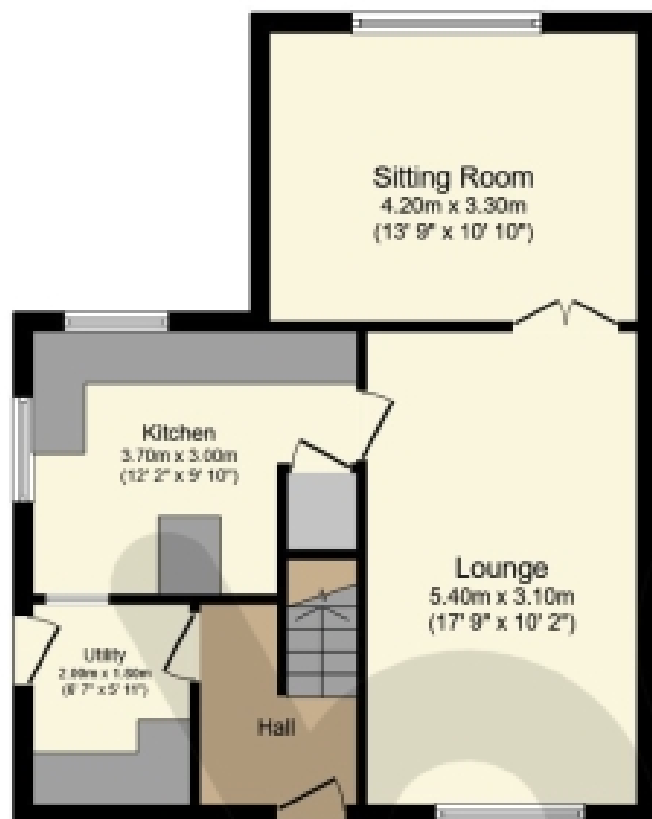




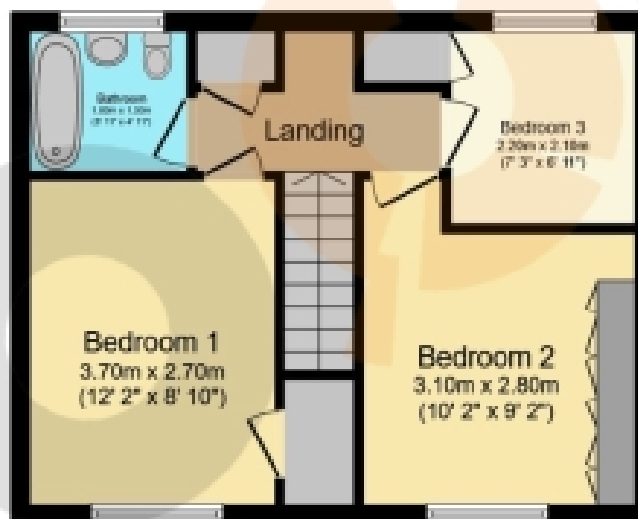
Langside Drive, Kilbarchan

Offers Over £230,000





Ground Floor



First Floor



Second Floor

Total floor area: 103.2 sq.m. (1,111 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Entering the home, you are welcomed into a bright and inviting entrance hallway, which leads through to the traditional family lounge. This generously proportioned room is filled with natural light from a large picture window overlooking the front garden, while an attractive focal-point fireplace adds warmth and character. The spacious layout provides ample room for a variety of furniture configurations and decorative touches, creating a comfortable setting in which to relax.

French doors at the rear of the lounge open into the versatile dining and sitting room. Offering excellent flexibility, this impressive space could be arranged as a formal dining room, an additional family space or a combination of both. Its generous dimensions make it ideal for everyday family life and entertaining guests, while a large rear-facing window provides a pleasant outlook across the garden and allows plenty of natural light to flow throughout the room.

Completing the ground-floor accommodation is the well-appointed kitchen. The space features a comprehensive range of oak-effect base and wall-mounted cabinetry, providing excellent storage while neatly concealing integrated appliances, including a fridge, freezer and dishwasher. Contrasting black marble-effect worktops provide generous preparation space and create a stylish finish. Conveniently positioned beside the kitchen is a separate utility room, offering additional storage and practical space for laundry appliances.

The staircase leads to the first-floor landing, where three well-proportioned bedrooms and the family bathroom are located. Bedrooms one and two comfortably accommodate double beds, while the third bedroom offers excellent versatility and would make an ideal child's bedroom, nursery or home office. The three-piece family bathroom comprises a W.C., a wash hand basin with vanity storage and a bath with an overhead shower.

Further enhancing the property is the floored loft area, which provides valuable additional space that could be utilised for storage, hobbies or other flexible purposes, subject to any necessary consents.

Externally, the impressive rear garden has been thoughtfully arranged across several levels and designed with ease of maintenance in mind. It features generous patio areas that are ideal for outdoor seating, dining and entertaining during the warmer months. The garden is fully enclosed by tall timber fencing, creating a private and secure outdoor space for the whole family to enjoy.

This property further gains from double glazing and gas central heating.

Kilbarchan is a charming, historic conservation village offering a range of local shops and facilities, including an array of shopping options in nearby Johnstone. It's an ideal base for the commuting client, with easy access to the M8 motorway, Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow city centre, and even the beautiful Ayrshire coastline. Plus, with a train station at Milliken Park and additional park and ride facilities available at Johnstone and Howwood, your daily commute couldn't be easier.

Don't miss out on this fantastic opportunity - book your viewing today!

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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AI has been used to enhance this listing.

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