



For Sale | 15 Rhumhor Gardens, Kilbarchan, PA10 2BB



Viewing by appointment only

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1 Bedrooms | 1 Public Room | 1 Bathroom

Occupying a desirable ground floor position within the highly sought after Rhumhor Gardens development, this outstanding modern flat benefits from its own private main door entrance and enjoys attractive views over the central residents' green. Beautifully presented throughout, the property provides stylish and easily maintained accommodation ideally suited to a variety of buyers.

The accommodation is accessed via a private front door leading into a welcoming reception hallway, which benefits from two useful deep storage cupboards. The bright and attractive living room enjoys a pleasant outlook over the central green and is flooded with natural light from a large picture window.

The modern fitted kitchen has been thoughtfully designed and features a range of contemporary base and wall mounted units, ample worktop space, and a useful pantry cupboard providing additional storage, creating an ideal space for both cooking and casual dining.

The generous double bedroom benefits from a built in wardrobe, providing excellent storage, while the accommodation is completed by a stylish modern bathroom fitted with a contemporary suite.

Further benefits include double glazing, gas central heating and ample parking for both residents and visitors within the professionally maintained communal grounds.

Rhumhor Gardens is a small and attractive development located just off Ladysmith Avenue in the historic conservation village of Kilbarchan.

Properties within Rhumhor Gardens are rarely available on the open market, and early viewing is strongly recommended to appreciate the quality, location and accommodation on offer.

Renfrewshire Council, Tax Band C. EPC Rating Band

Local Area

Kilbarchan is a popular conservation village with character and history. It is graced with mature trees, a pretty park, and quirky small public gardens. The various amenities include two grocery shops, two pubs, a hairdresser and beauty salon, a dentist, a vet for small animals, a bowling club, and a bright cafe much used by the community. There is a primary school in Kilbarchan and a high school in Johnstone.

For travel, Kilbarchan has the huge advantage of the proximity of the A737 and the M8 which gives fast access to Glasgow Airport, and further to Braehead Shopping Park and Glasgow City Centre. In the other direction one can reach the Clyde coast in half an hour. Johnstone is ten minutes away on the A737 and has an abundance of super stores, surgeries, and a library.





Approximate total area⁽¹⁾
42.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

