

21 Branscroft

KILBARCHAN, JOHNSTONE, PA10 2LU



A bright and airy three bedroom semi-detached villa, perfect for a variety of purchasers



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We are pleased to offer to the market this deceptively spacious three-bedroom, semi-detached villa, split over two levels offering excellent family accommodation. The property would be an ideal purchase for many potential purchasers looking for their ideal home. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. A welcoming hallway entrance leads to all apartments on this level.

THE LOUNGE/DINER



The formal lounge/dining area is flooded with natural light from patio doors to the rear and the picture window to the front aspect, also boasting an interesting outlook.

THE KITCHEN



The kitchen has a good range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. There is space provided for freestanding appliances.



The first-floor accommodation offers three good sized bedrooms, all of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required and are further complemented with built-in storage. The shower room completes the impressive accommodation internally.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM

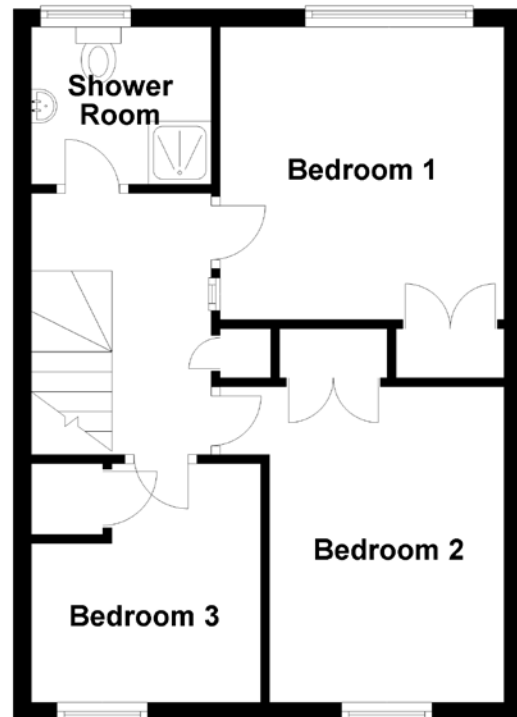
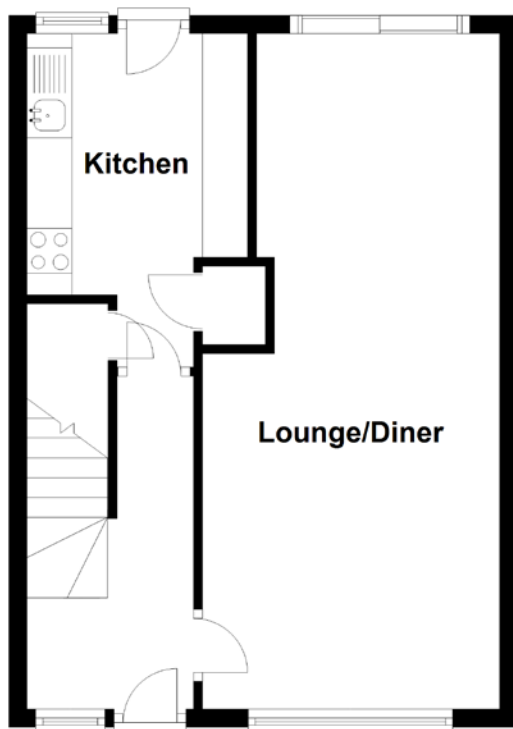


Externally the property has private front and rear gardens. The rear garden is fully enclosed and provides a safe environment for children and pets. The property comes with a garage that sits in a private car park to the rear. Double glazing and gas central heating are provided throughout for additional comfort.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



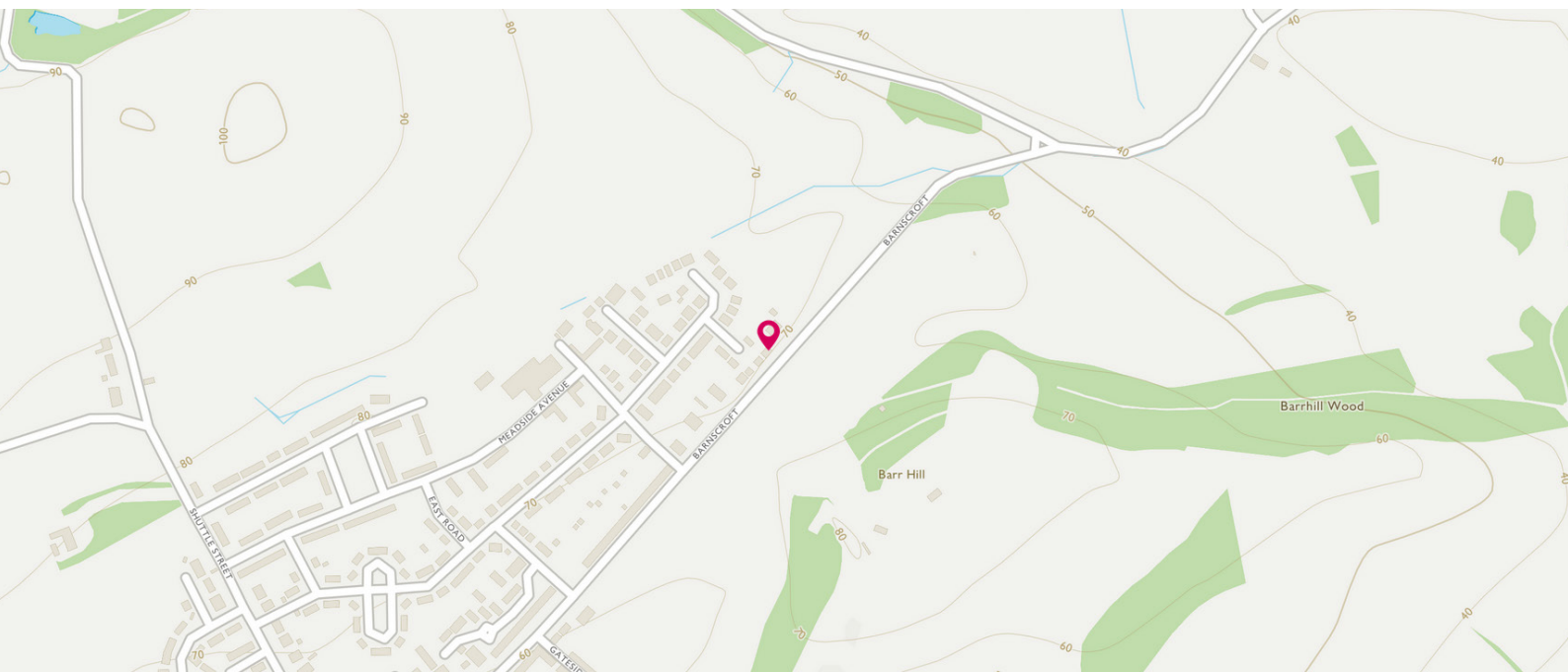
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.50m (24'7") x 3.30m (10'10")
Kitchen	2.48m (8'2") x 2.45m (8')
Bedroom 1	3.30m (10'10") x 3.25m (10'8")
Bedroom 2	3.85m (12'8") x 3.30m (10'10")
Bedroom 3	2.65m (8'8") max x 2.65m (8'8")

Shower Room 2.00m (6'7") x 1.75m (5'9")

Gross internal floor area (m²): 81m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Kitchen appliances.



THE LOCATION

Kilbarchan is steeped in history and offers a range of local shops and facilities, which makes it an ideal base for the commuting client. The surrounding countryside is some of the most attractive in Renfrewshire and, for the outdoor enthusiast, this is fine dog-walking country. The nearby cycle track leads to many other parts of central Scotland.





Within a short drive is Kilmacolm, which has the excellent, independent St Columba's School, with its enviable record of academic achievement, richly deserving its sought after label. Glasgow has further independent schooling.

Kilbarchan is adjacent to the bypass, which links up with the M8 motorway for connection to Glasgow and to Glasgow Airport, Paisley, Braehead Shopping Centre, Glasgow city centre and southwards to the Ayrshire coastline. Further shopping facilities can be found in the nearby town of Johnstone, which will more than adequately cater for everyday needs and requirements. There is also a train station at Milliken Park, with additional park and ride facilities available at Johnstone and Howwood.



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