

# 1/1 23 Low Barholm

ADDRESS LINE TWO



*A spacious one bedroom, first floor flat designed to maximise the natural available light*



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We are pleased to introduce to the market this spacious one-bedroom first-floor flat which would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing. The flat has been designed to maximise the natural available light to create a bright ambience and has been tastefully decorated throughout. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

## THE LOUNGE



The lounge has a really cosy feel to it and provides a range of furniture configurations. The kitchen comes with a selection of floor-mounted units and a host of integrated appliances and ample space plumbed for free-standing appliances.

# THE KITCHEN







The spacious bedroom is bright and airy and offers a range of furniture configurations with space for additional free-standing furniture if required. A contemporary shower room completes the accommodation internally.

## THE SHOWER ROOM



# THE BEDROOM





There are communal gardens to the rear, which are a real suntrap, especially in summer months.

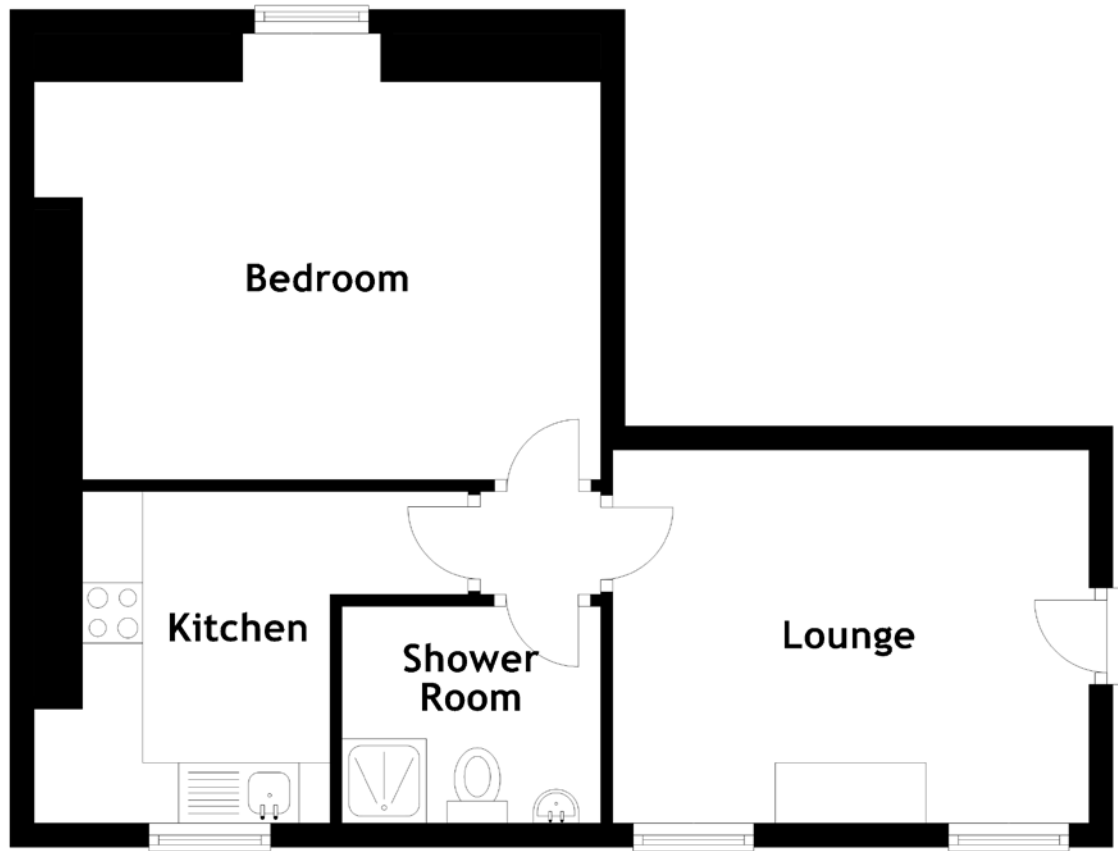
Double glazing and gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

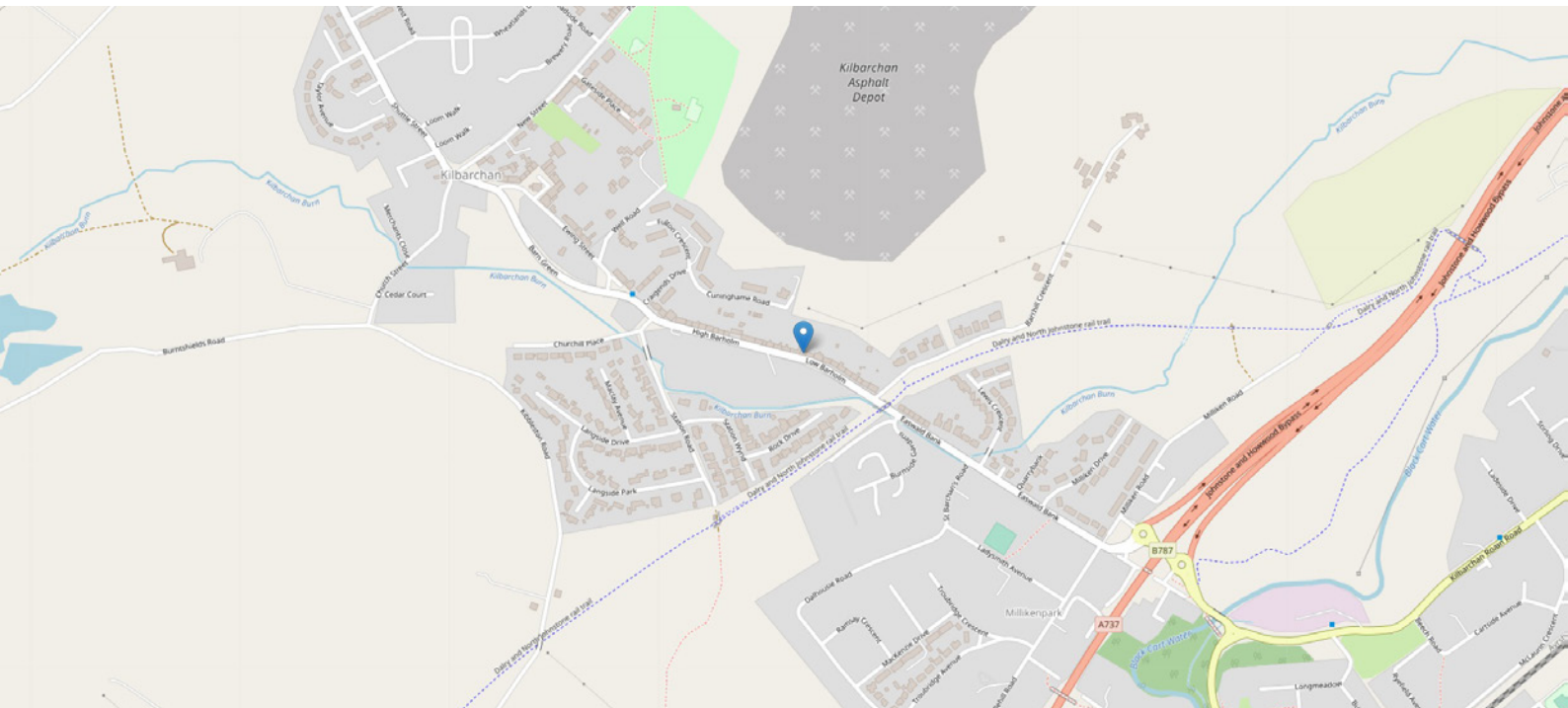


Approximate Dimensions (Taken from the widest point)

Lounge	3.95m (13') x 3.10m (10'2")
Kitchen	3.20m (10'6") x 2.75m (9')
Bedroom	4.30m (14'1") x 3.30m (10'10")
Shower Room	2.15m (7'1") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# 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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