

G/R 23 Low Barholm

KILBARCHAN, RENFREWSHIRE, PA10 2ES



*TWO-BEDROOM FLAT PRESENTED TO THE
MARKET IN GOOD CONDITION THROUGHOUT*



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Part Exchange Available. Occupying a preferred ground-floor position within this handsome building, in the popular location of Kilbarchan, is 'Weavers Cottage' a two-bedroom flat presented to the market in good condition throughout.

Room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality. On entering this property, you walk into a welcoming hallway, that provides access to all rooms. The impressive lounge is flooded with natural light from the window to the front aspect. There is ample space for a table and chairs, the perfect zone to grab a quick coffee before heading out. The kitchen has been fitted to include a good range of contemporary floor and wall-mounted units with a complimentary worktop, creating a fashionable and efficient workspace. It is further complimented with a host of integrated appliances.

The two bright and airy well-proportioned bedrooms are bright and airy and can be transformed to meet each individual purchaser's needs and requirements. The contemporary bathroom suite completes the impressive accommodation internally.







Bedroom 1



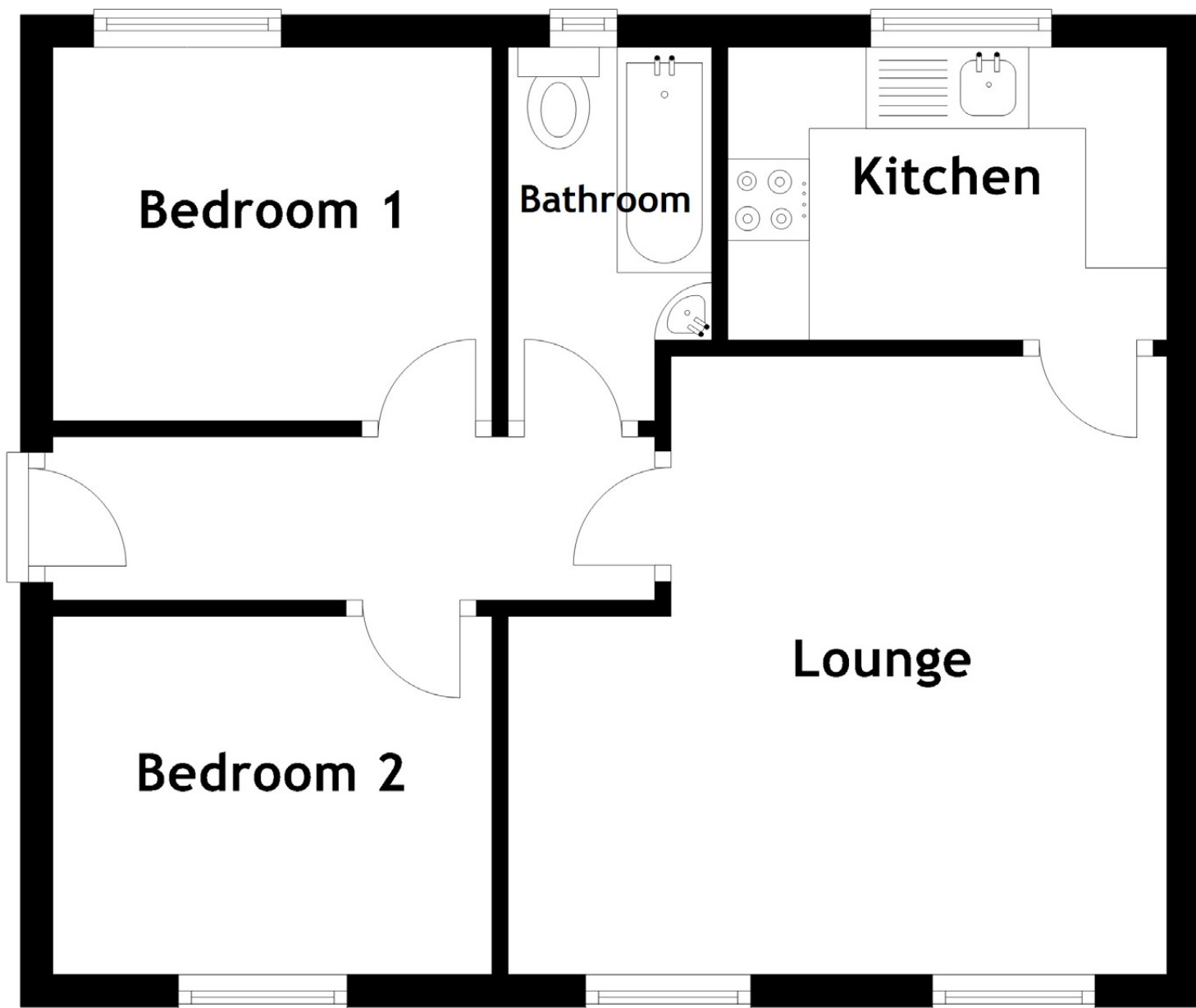


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	4.05m (13'4") x 3.80m (12'6")
Kitchen	2.70m (8'10") x 1.80m (5'11")
Bedroom 1	2.70m (8'10") x 2.30m (7'6")
Bedroom 2	2.70m (8'10") x 2.20m (7'3")
Bathroom	2.30m (7'6") x 1.25m (4'1")

Gross internal floor area (m²): 42m²

EPC Rating: D



To the rear, there are communal garden grounds. 'Weavers Cottage' benefits from a private section also. Gas central heating to radiators and double glazing to create a warm, yet cost-effective way of living all year round. There is also plenty of on-street parking.



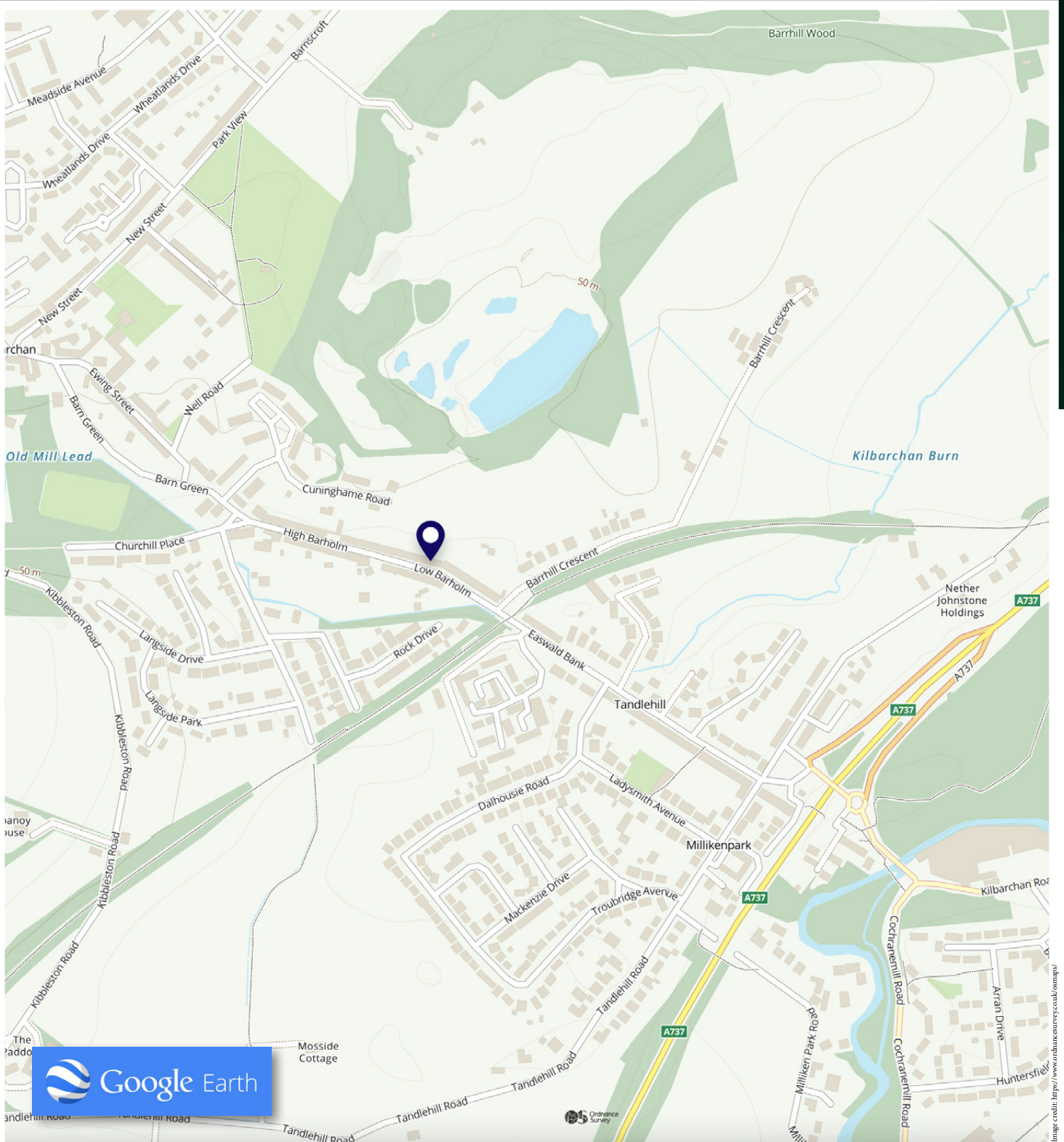


Kilbarchan is steeped in history and offers a range of local shops and facilities, which makes it an ideal base for the commuting client. The surrounding countryside is some of the most attractive in Renfrewshire and, for the outdoor enthusiast, this is fine dog-walking country. The nearby cycle track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



THE SUNDAY TIMES
THE TIMES



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