

10 Milliken Drive

KILBARCHAN, JOHNSTONE, RENFREWSHIRE, PA10 2AW



A bright and airy one-bedroom lower cottage flat tucked away in a popular pocket of Kilbarchan



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present to the market this well-maintained and spacious lower cottage flat, tucked away in a popular pocket of Kilbarchan. The property offers spacious and light-filled accommodation on one level and is offered to the market in "walk-in" condition.

THE LOUNGE



Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming hallway allows access to all apartments. The spacious lounge is flooded with natural light, with a feature fire and surround as its focal point, giving the room a real cosy feel.

THE KITCHEN



The kitchen has been fitted to include a good range of floor and wall-mounted units with a striking work surface. It further benefits from a host of integrated appliances.





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

THE SHOWER ROOM



THE BEDROOM

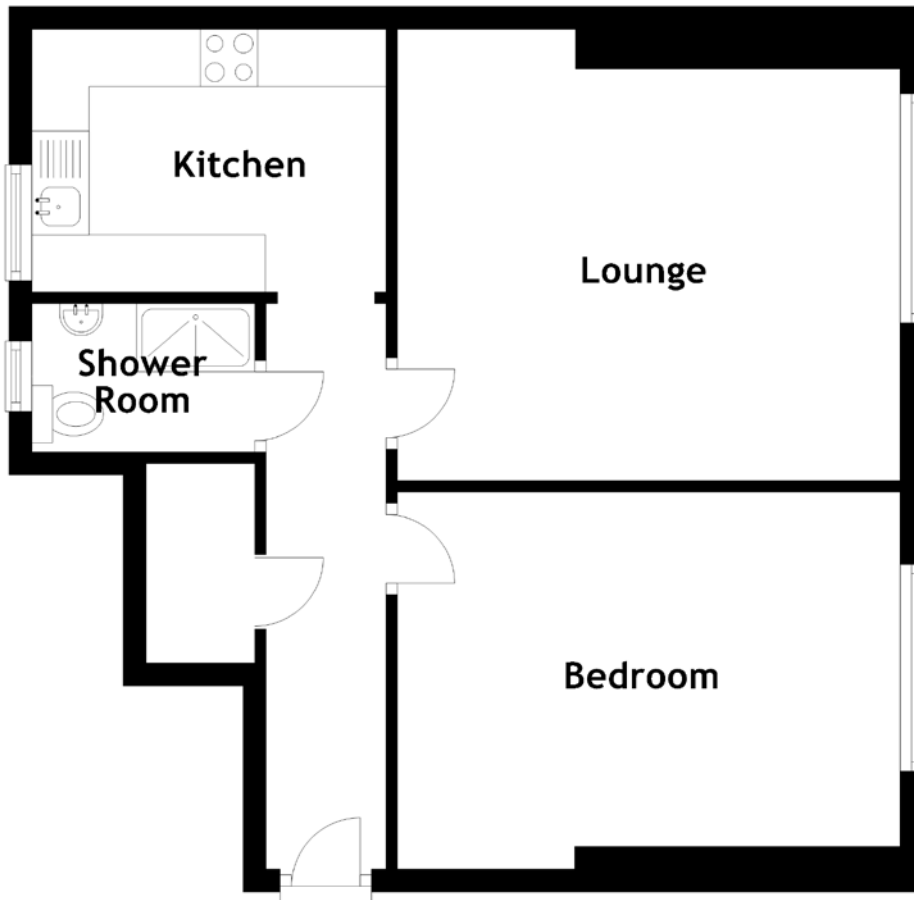


Externally, there are private front and rear gardens. The garden to the rear is a real sun trap, especially in the summer months. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

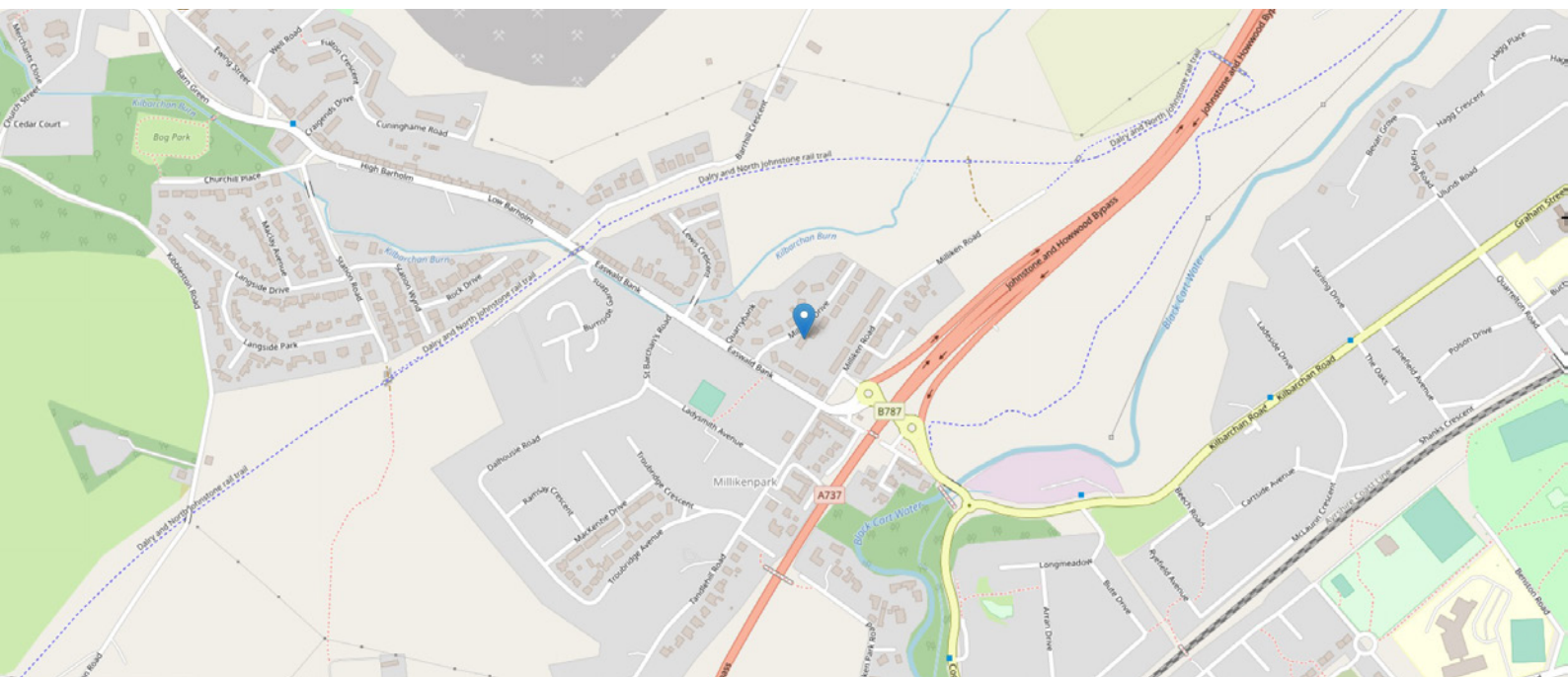


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.95m (13')
Kitchen	3.10m (10'2") x 2.30m (7'7")
Bedroom	4.40m (14'5") x 3.30m (10'10")
Shower Room	1.95m (6'5") x 1.30m (4'3")

Gross internal floor area (m²): 55m² | EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds and garden shed. Furniture is negotiable with the seller.



THE LOCATION

Kilbarchan is steeped in history and offers a range of local shops and facilities, which makes it an ideal base for commuting clients. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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