



THE LOCATION

KILBARCHAN, RENFREWSHIRE, PA10 2NE



**“WONDERFUL THREE BEDROOM,
DETACHED VILLA IN A DESIRABLE,
QUIET 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.

23 FORDBANK DRIVE

KILBARCHAN, RENFREWSHIRE, PA10 2NE

We are delighted to bring to the market this wonderful three bedroom, detached villa in a desirable, quiet location that offers the very real possibility of living the life of your dreams. If you have ever leafed through a trendy design or property magazine, you will know that there are certain houses that capture the imagination. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

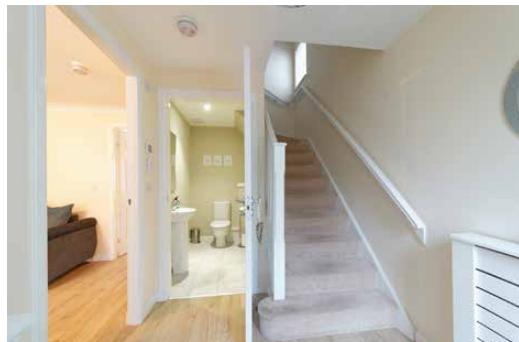
This property would be a fantastic acquisition for a wide variety of people looking for their ideal home. The house has been well designed to maximise privacy and the natural available light to create a modern ambience. It has been decorated throughout with a contemporary theme and evokes a feeling of homeliness.

The welcoming hallway sets the scene. Immediately, the impressive lounge offers, various furniture configurations and leads to the stylish and chic dining kitchen. With an abundance of floor and wall mounted units, and integrated appliances, it creates a fashionable and efficient workspace. A useful wc completes the accommodation on this level.

Upstairs there are three, bright and airy good size bedrooms. All with a range of furniture configurations and space for additional free standing furniture if required. One of the bedrooms is further complimented with an impressive en-suite. The stunning family bathroom is both functional and relaxing and completes the impressive accommodation internally.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.

Externally, there are private front and rear gardens. The rear garden is a real suntrap and offers a high level of privacy. This zone is popular with all members of the family.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

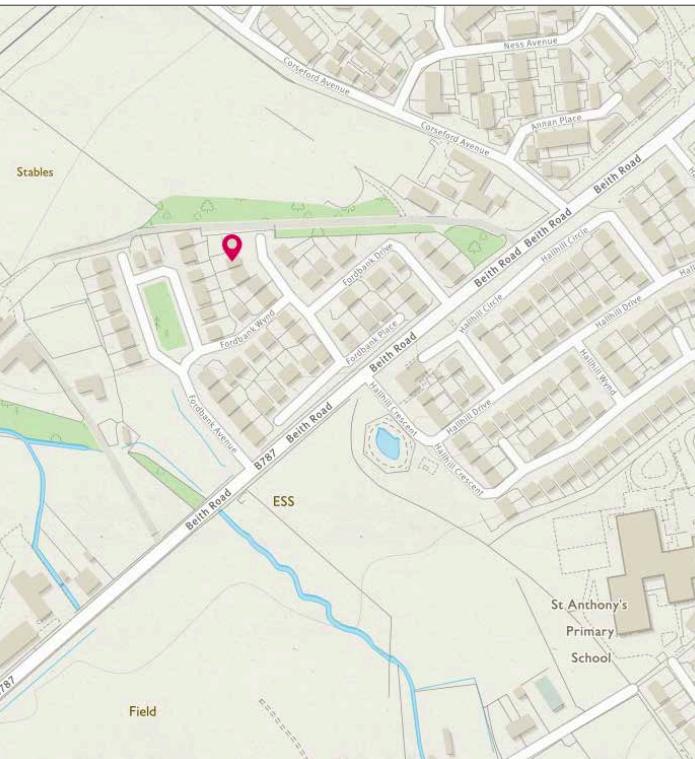


Approximate Dimensions
(Taken from the widest point)

Lounge
Kitchen/Diner
WC
Bedroom 1
En-suite
Bedroom 2
Bedroom 3
Bathroom

5.00m (16'5") x 3.64m (11'11")
5.60m (18'4") x 3.60m (11'10")
2.00m (6'7") x 1.10m (3'7")
3.80m (12'6") x 3.70m (12'2")
1.80m (5'11") x 1.70m (5'7")
3.00m (9'10") x 2.80m (9'2")
2.80m (9'2") x 2.60m (8'6")
1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 92m² | EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offer. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer