

23 1/2 Low Barholm

KILBARCHAN, JOHNSTONE, PA10 2ES



A beautifully presented three-bedroom flat, split over two levels, positioned in a popular area



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Part Exchange Available. We are delighted to bring to the market this beautifully presented three-bedroom flat, split over two levels, which will appeal to a variety of people looking for their ideal home.

THE LOUNGE



Stepping through the main entrance, the welcoming hallway sets the tone. The formal lounge has a really cosy feel to it and is the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include a contemporary range of floor and wall-mounted units, with striking work surfaces, providing a fashionable and efficient workspace. It benefits further from a host of integrated appliances.

THE KITCHEN



The contemporary three-piece family bathroom suite, with an overhead shower, completes the impressive accommodation on this level. An additional bonus is the dining area/office or even snug, where the stairs to the first floor are accessed.

THE BATHROOM



THE DINING AREA/OFFICE





The crisp and contemporary styling continues into the first floor where you will discover three well-appointed bedrooms with the master being complemented by an impressive dressing room/walk-in wardrobe. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required.

BEDROOM 1





BEDROOM 2



BEDROOM 3



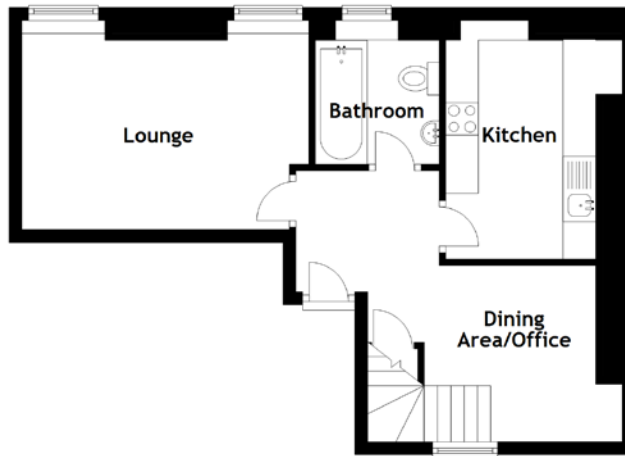
The well-maintained garden grounds to the rear are a sheer delight, especially in the summer months.
Many an evening will be spent in this zone enjoying the peace and quiet.

For additional comfort, this family home benefits from both double glazing and gas central heating which
is sure to make this a cosy yet cost-effective home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

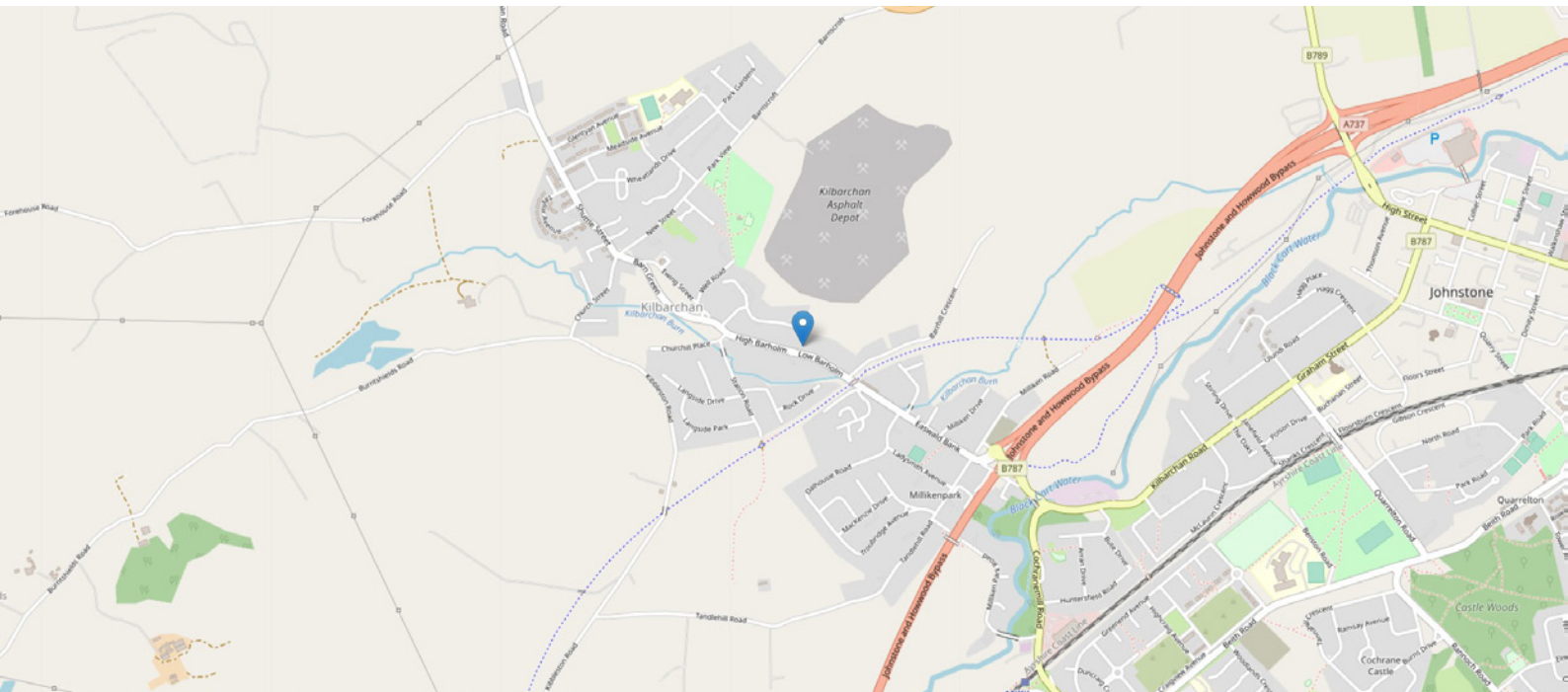


Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 2.90m (9'6")
Kitchen	3.35m (11') x 2.30m (7'6")
Dining Area/Office	3.90m (12'10") x 2.30m (7'6")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Walk-in Wardrobe	3.60m (11'10") x 2.20m (7'3")
Bedroom 2	3.80m (12'5") x 2.50m (8'2")
Bedroom 3	3.60m (11'10") x 2.10m (6'11")

Gross internal floor area (m²): 86m²
EPC Rating: C



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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