

5 Low Barholm

KILBARCHAN, JOHNSTONE, RENFREWSHIRE, PA10 2ES



A beautifully presented two bedroom terraced house that dates back to 1750



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Part Exchange Available. We are delighted to bring to the market this beautifully presented two-bedroom house that dates back to 1750, split over two levels which will appeal to a variety of people looking for their ideal home.

THE LOUNGE/DINER



Stepping through the main entrance into the porch which leads to the sophisticated living space on this level.

The open plan lounge, come dining area and kitchen is of palatial proportions with the lounge boasting a feature fire and surround as its focal point, and creates the perfect ambience in which to unwind after a hard day.

THE KITCHEN & UTILITY



The kitchen has been fitted to include a range of floor and wall mounted units, with striking work surfaces, providing a fashionable and efficient workspace. To the rear of the property on this level, there is a useful utility area/garden room/family room which has been re-clad and beyond this is an original Anderson air-raid shelter which has been refurbished and is now ideal for storage. There is a door that leads to a patio area immediately to the rear and from here with steps that lead to a two-tier private garden.



The contemporary three piece family bathroom suite, with overhead shower, completes the impressive accommodation on this level.

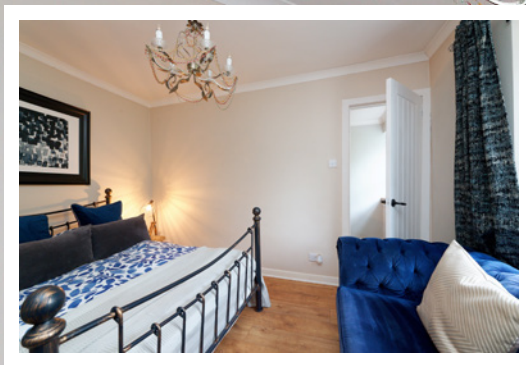
THE BATHROOM





Journey upstairs the crisp and contemporary styling continues into the two well-appointed bedrooms. Both 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



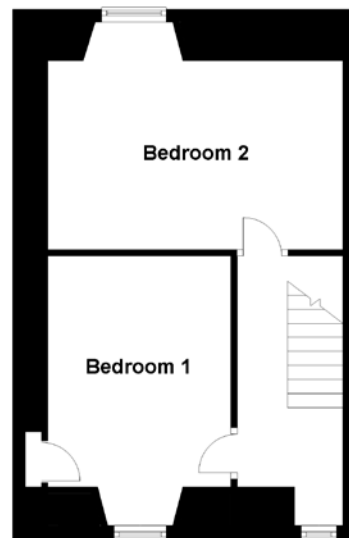
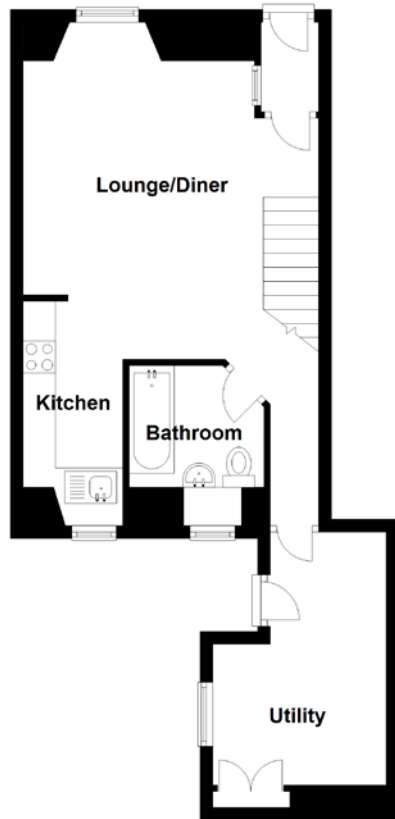
The well-maintained garden grounds to the rear are a sheer delight, especially in the summer months. Many an evening will be spent in this zone enjoying the peace and quiet.

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.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.60m (15'1") x 3.65m (12')
Kitchen	2.90m (9'6") x 1.55m (5'1")
Utility	3.95m (12'11") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Bedroom 1	4.20m (13'9") x 2.85m (9'4")

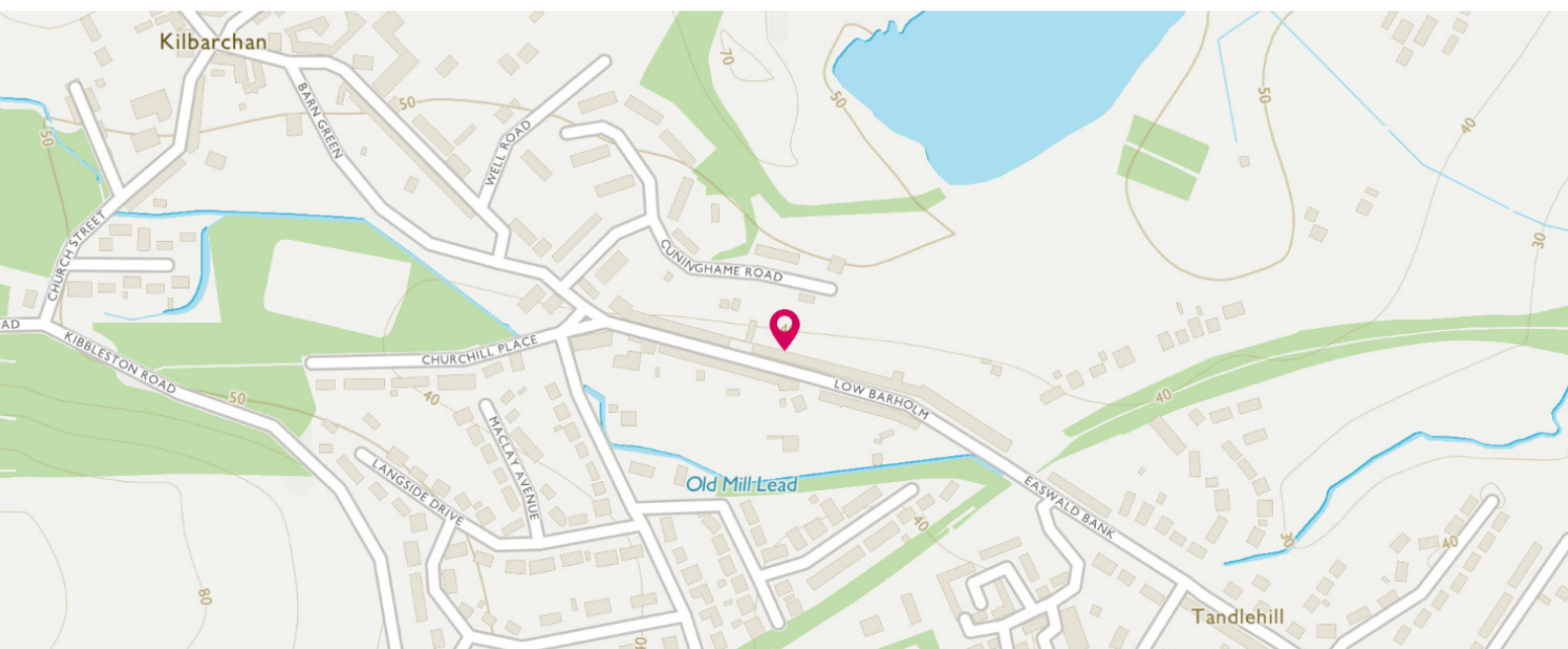
Bedroom 2

4.60m (15'1") x 3.55m (11'8")

Gross internal floor area (m²): 67m²

EPC Rating: D

Extras (Included in the sale): 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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**Part
Exchange
Available**



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