

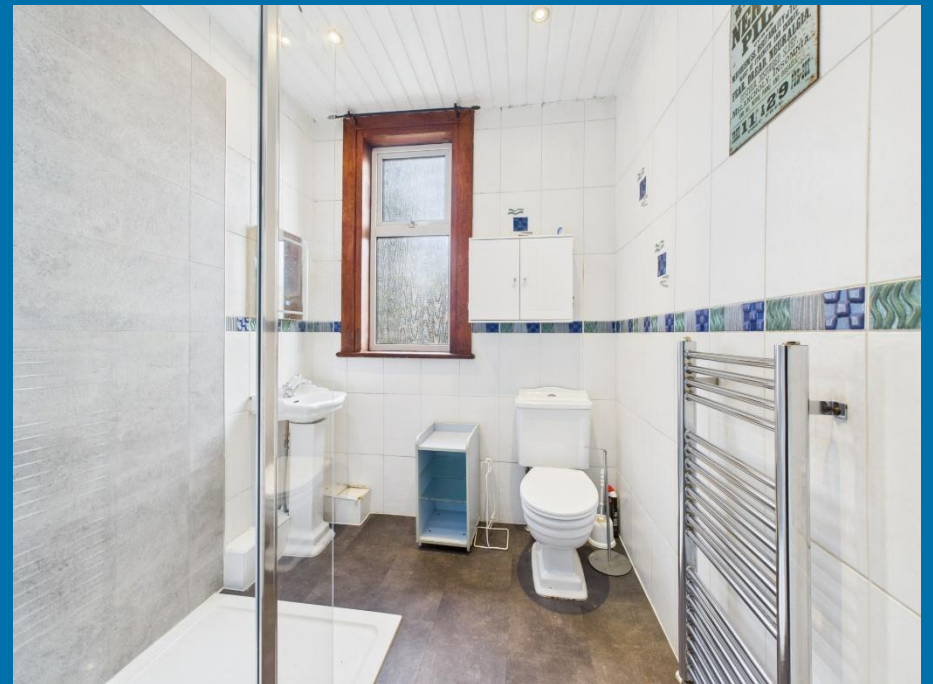
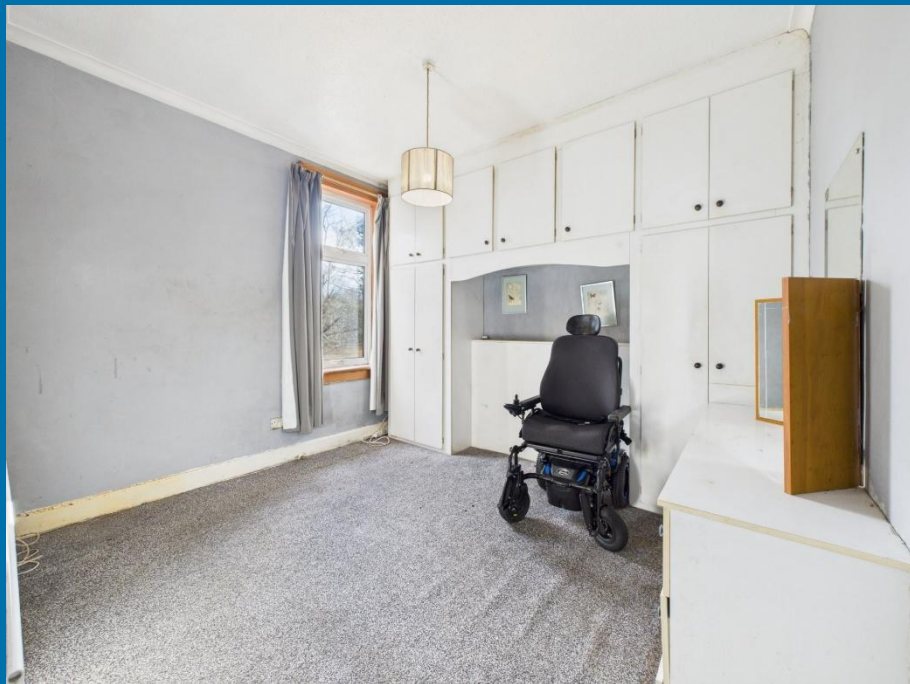


For Sale | Cassala, Tandlehill Road, Kilbarchan, Johnstone, PA10 2DF



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to offer this charming three bedroom semi detached villa set in mature and attractive grounds in the popular conservation village of Kilbarchan. This traditional home is set over two levels providing flexible and generous family accommodation.

The house has an entrance porch with storm doors, into the main reception hallway which in turn leads to all main apartments. The principle bedroom set to the front has a bay window which gives plenty of natural daylight to this wonderful room. The lounge again has a matching bay window with feature fireplace and has the stairs to the first floor and a door leading into the kitchen. The kitchen is to the rear, with matching wall and floor units, tiled splash back, built in oven, hob & cooker hood and rear door. To the rear is the second bedroom with views over the garden grounds. The family shower room is on the ground floor and has white matching sanitary ware. There is a floored attic that is separated into a landing area and two rooms.

Private gardens to both front and rear with double glazing, gas central heating and driveway parking to the side.

The property benefits from no onward chain. This would be an excellent purchase for a variety of buyers due to its popular locale.

Renfrewshire Council, Tax Band E.

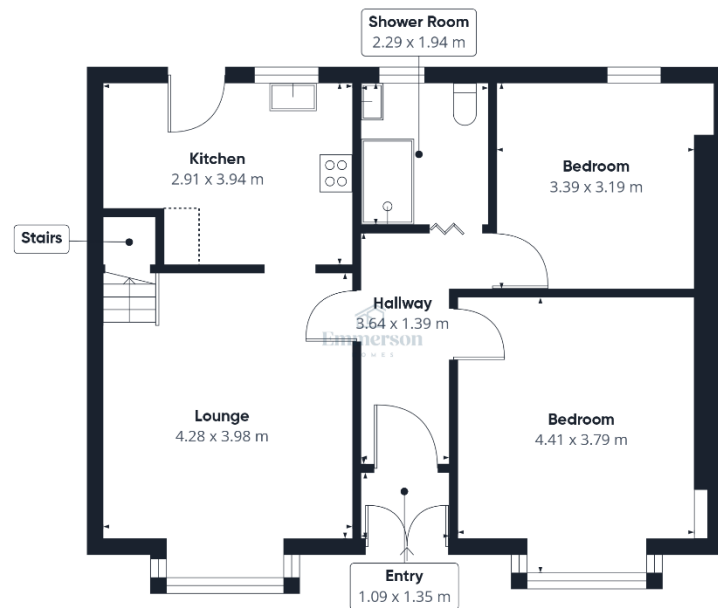
EPC Rating Band E.

Kilbarchan is an historic conservation village which offers a range of local shops and facilities and is an ideal base for the commuting client, being adjacent to the by-pass which links up with the M8 motorway for connection to Glasgow International 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.

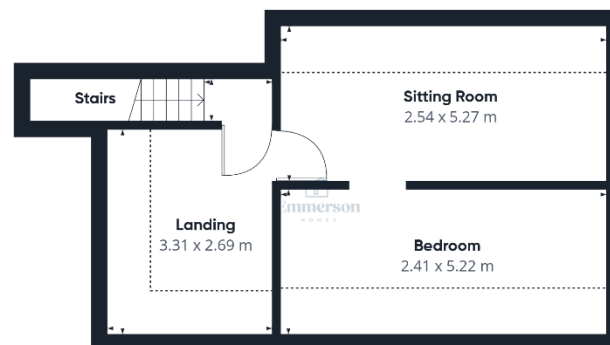
We are your local estate agents based in the heart of Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Ground Floor



First Floor



Approximate total area⁽¹⁾
104.6 m²

Reduced headroom
11.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

