



For Sale | 28 Milliken Drive, Kilbarchan, Johnstone, PA10 2AW





**Viewing by appointment only**

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







## 1 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to offer this charming upper cottage apartment located in this quiet cul de sac area of Milliken Drive. Kilbarchan is an historic conservation village which offers a range of local shops and facilities and is an ideal base for the commuting client.

The accommodation offers an entrance vestibule with stairs to the upper hallway, which hosts a deep storage cupboard. Spacious lounge with open views to the front gardens and feature fireplace. The fitted kitchen has a good selection of floor and wall mounted storage units and oven, hob and hood. The ample sized double bedroom is front facing with a storage cupboard. Finally, the rear facing shower room with a shower cubicle, WC and WHB within a vanity unit.

The property benefits from no onward chain, gas central heating and double glazing. Externally the property has designated area of the left hand side and rear garden and a shares a drying green.

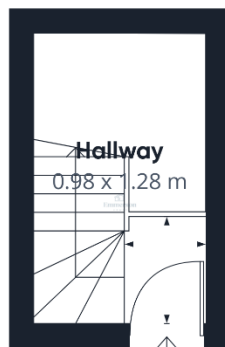
Renfrewshire Council Tax Band B.

EPC Rating Band

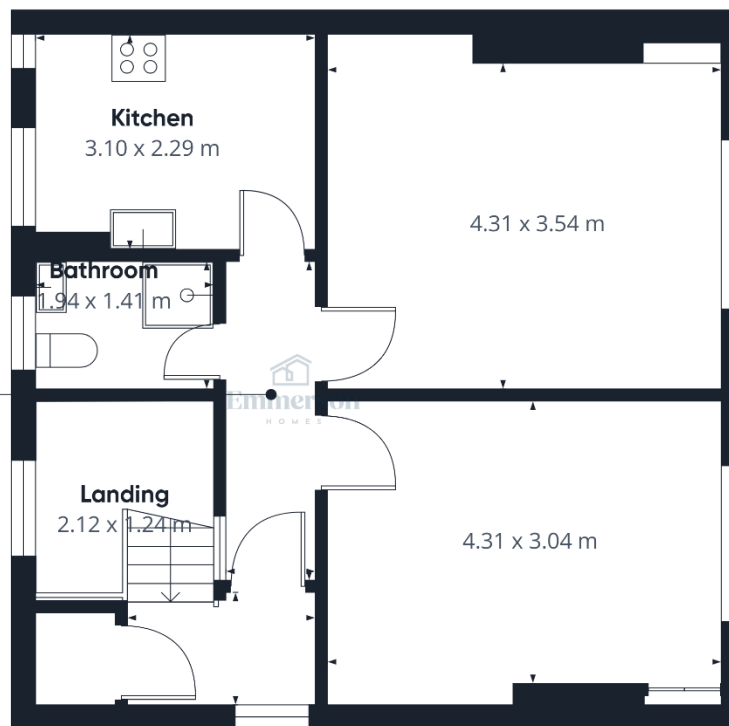
Kilbarchan is an historic conservation village which offers a range of local shops and facilities and is an ideal base for the commuting client, being adjacent to the by-pass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow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

**Hallway**  
0.97 x 3.46 m

**Approximate total area<sup>(1)</sup>**  
53.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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.

