



For Sale | 27 Glentyan Avenue, Kilbarchan, Johnstone, PA10 2JT



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

This substantial mid terrace home enjoys a prime position in the heart of the sought after village of Kilbarchan. The home is set over two levels providing flexible and generous family accommodation.

The property is approached via a well maintained driveway, leading into a bright and welcoming reception hallway. The spacious lounge is positioned just off the hallway and is flooded with natural light from a large glazed window, creating a warm and inviting living space.

The kitchen is fitted with a range of base and wall mounted units, work tops, built in oven & hob, there is a door leading to the conservatory.

The upper level comprises three generously proportioned bedrooms, each offering comfortable accommodation. The family bathroom is fitted with a white three piece suite consisting of a wash hand basin, WC and bath with an overhead shower and glass screen, finished with complementary wall tiling.

Externally, the rear garden has fantastic outdoor space, featuring a combination of grassed area and paving. Ideal for entertaining guests or simply relaxing outdoors, it offers the perfect setting to enjoy the warmer months.

The property benefits from no onward chain, double glazing and gas central heating. This would be an excellent purchase for a variety of buyers due to its popular locale.

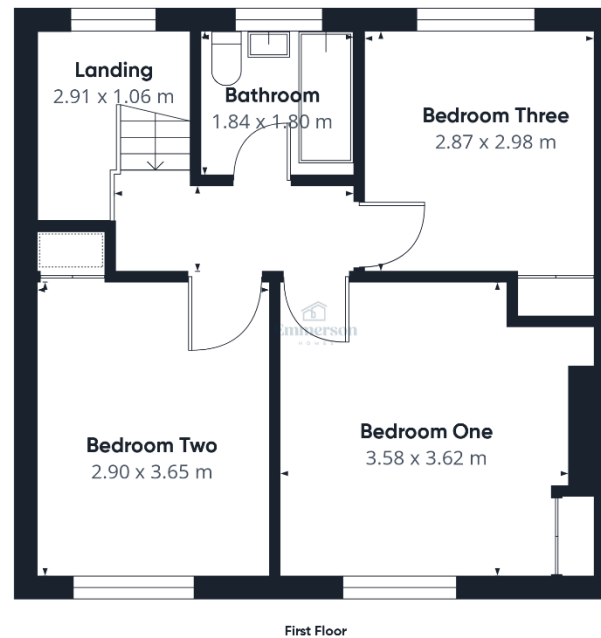
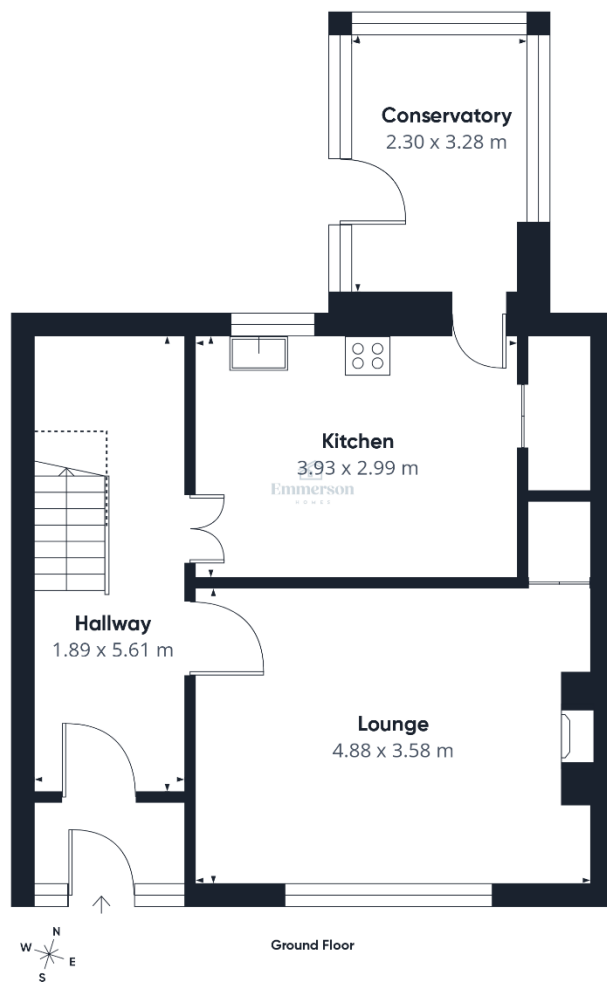
Renfrewshire Council, Tax Band B. EPC Rating Band

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.

As one of Renfrewshire established local estate agents, we have been helping people buy and sell property across the area for over 20 years. Our experienced team combines local market knowledge with a personal approach to deliver outstanding results for our clients. Whether you're considering a move or simply looking for advice, we'd love to hear from you. Submit a contact form today and speak 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.





Approximate total area⁽¹⁾
91.9 m²

Reduced headroom
1 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



www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

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.

