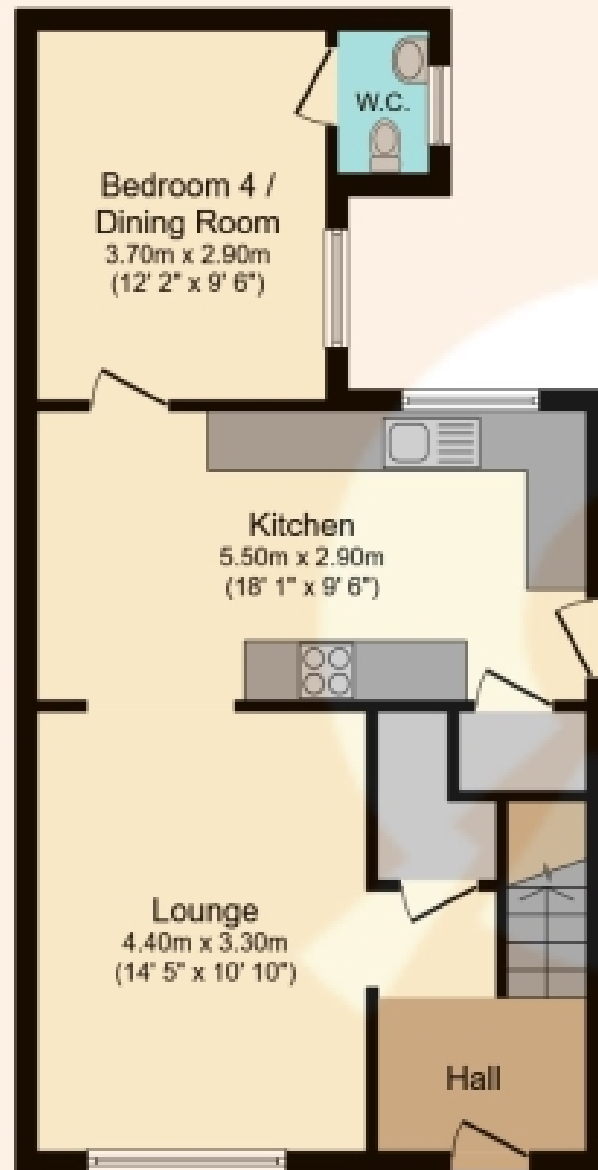




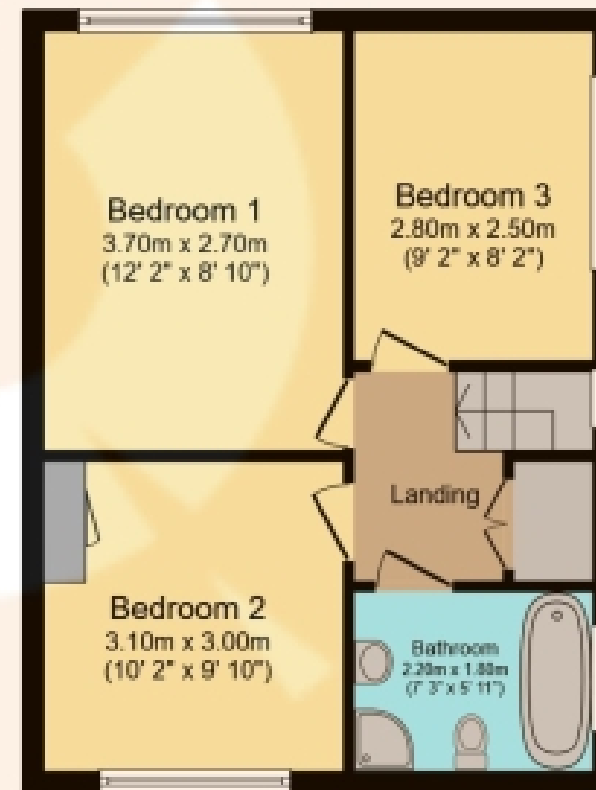
41 Langside Drive, Kilbarchan

Offers Over £229,995





Ground Floor



First Floor

Total floor area 93.9 sq.m. (1,011 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

****UNINTERRUPTED COUNTRYSIDE VIEWS**** Rarely available home presented in ****TRUE WALK-IN CONDITION**CHIC DÉCOR THROUGHOUT**CHARMING MULTI-FUEL STOVE**MODERN FITTED KITCHEN WITH DESIGNATED DINING AREA**PRISTINE FAMILY BATHROOM** PRIVATE ENCLOSED GARDENS**DRIVEWAY & GARAGE **** View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome To No.41 Langside Drive. Presented to the market in true walk-in condition, this impressive semi-detached home boasts modern upgrades and fashionable décor throughout and offers to the market a truly ideal family home.

Externally to the front, there is a low maintenance garden space and always sought after driveway which leads to the link detached single garage, offering ample off-street parking solutions.

Entering into the property we are first welcomed into the inviting reception hallway, which houses stairs leading to the upper level and brings you in the first instance to the lounge. The sumptuous family lounge has been lovingly decorated by the current owners benefitting from chic décor, including stylish wall coverings and complimentary oak flooring. A true focal point of the room is the stunning multi fuel stove and mantelpiece – an ideal spot for the entire family to cosy in front of after a long day.

A semi open plan layout seamlessly flows through to the modern fitted kitchen, which is spacious in size, providing an ample dining area comfortably housing a dining table and chairs. The kitchen is fitted in an always on-trend farmhouse style, with ivory wall and base units and brushed chrome handles, which are paired with complimentary butcherblock work surfaces. There are a host of quality integrated appliances including a Bosch 4-ring gas-hob, electric oven/grill, extractor hood, fridge freezer and slimline dishwasher.

Situated to the rear of the ground floor is a spacious, additional public room which makes for an ideal fourth bedroom but could adapt to a variety of uses for modern family life. Located off of this bedroom is a convenient en-suite W.C. comprising of fully tiled wall and floor surrounds, w.c. and wall mounted wash-hand basin.

A tasteful staircase leads to the upper level, where we find three generously proportioned double bedrooms. Bedrooms One and Three are located to the rear of the property, and as such benefit from tranquil, uninterrupted views across rolling green hills.

Completing the accommodation internally is the pristine, four-piece family bathroom. The bathroom boasts neutral wall tiles and uber stylish herringbone flooring and is comprised of bath with free standing tap, w.c. countertop wash-hand basin and walk in shower enclosure with sliding chrome frame.

To the rear, there is a privately enclosed garden which has been designed over three tiered levels, sectioned with a sociable patio area, mature shrubbery, and lush green lawn.

This superb family home is ideally located in the highly desirable conservation village of Kilbarchan which offers a range of local shops and excellent amenities. The property is an ideal base for commuting with the M8 motorway offering links to Glasgow International Airport, Paisley, Braehead shopping centre and Glasgow city centre. There is also a train station at Milliken Park, with additional park and ride facilities available at both Johnstone and Howwood.

This substantial home in a highly sought-after location will be very popular. We would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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