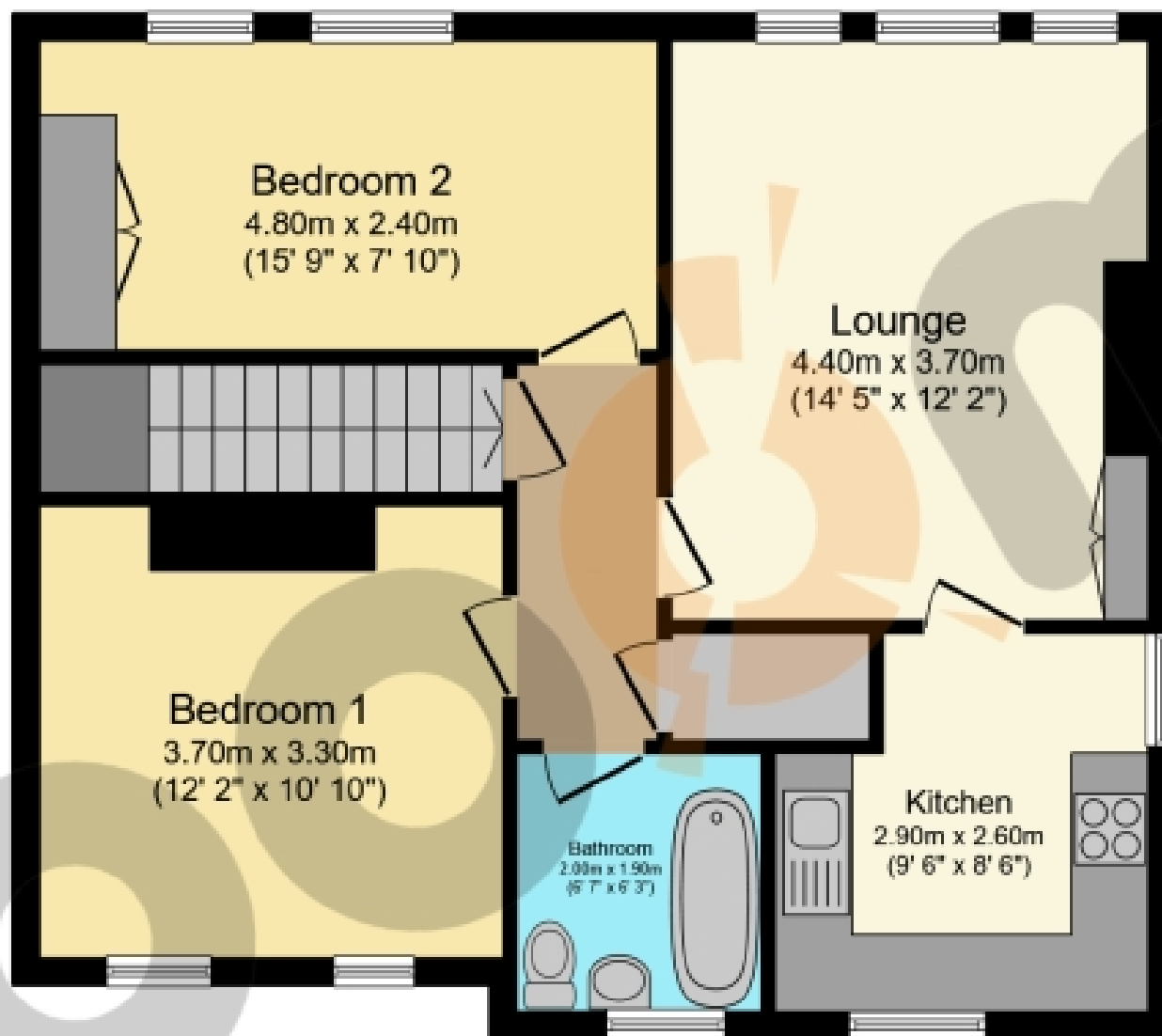




9 The Grove, Kilbarchan

Offers Over £110,000





Floor Plan

Floor area 63.1 sq.m. (679 sq.ft.)

Total floor area: 63.1 sq.m. (679 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

No. 9 The Grove welcomes you to the highly desirable Kilbarchan locale, offering superb convenience with its central position close to local amenities and transport links. This charming upper cottage flat is the perfect first-time purchase or downsizing opportunity with the added bonus of no onward chain.

Ascending the front entrance stairs, you step into the main hallway, which provides access to the lounge, bedrooms, and bathroom. The lounge is generously sized, with fresh neutral décor and front-facing windows that create a bright and inviting atmosphere.

The modern fitted kitchen offers plenty of base and wall-mounted units finished in matte grey and paired with granite-effect countertops for a stylish and functional workspace.

Within No. 9 are two well-proportioned double bedrooms, with the Bedroom Two benefiting from built-in storage. Completing the home internally is a fully tiled bathroom, featuring a W.C., wash hand basin, and a bath with overhead shower.

To the rear of the property lies a fully enclosed garden with manicured lawn. The garden comprises of both private & communal sections.

This property further gains from double glazing and gas central heating.

PLEASE NOTE THAT SOME OF THE PHOTOS IN THIS LISTING HAVE BEEN ENHANCED BY AI

Kilbarchan is a charming, historic conservation village offering a range of local shops and facilities, including an array of shopping options in nearby Johnstone. It's an ideal base for the commuting client, with easy access to the M8 motorway, Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow city centre, and even the beautiful Ayrshire coastline. Plus, with a train station at Milliken Park and additional park and ride facilities available at Johnstone and Howwood, your daily commute couldn't be easier.

Don't miss out on this fantastic opportunity - book your viewing today!

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