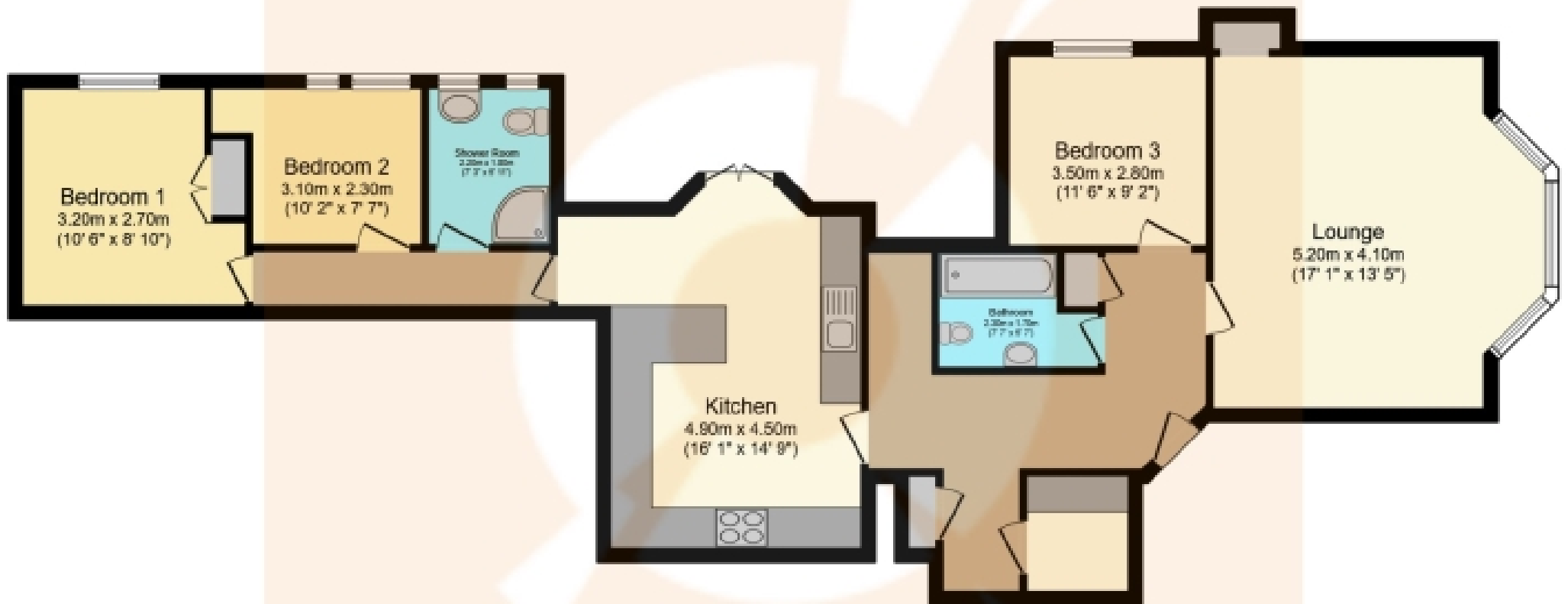




**3 (0/1) Ewing Street, Kilbarchan**

**Offers Over £189,995**





## Floor Plan

Total floor area 99.0 sq.m. (1,065 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

**\*\*TRULY UNIQUE TRADITIONAL GROUND FLOOR APARTMENT\*\* CONTEMPORARY KITCHEN & BATHROOM\*\*** View in person or online. **\*\*PRESENTED IN WALK-IN CONDITION\*\*** Boasting impressive height & dimensions throughout. **\*\*PRIVATE & COMMUNAL GARDENS\*\*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Set within a traditional character red sandstone building, this charming apartment boasts impressive heights & generous dimensions alongside intricate cornicing and fresh neutral décor for a walk-in condition home. The property is perfectly situated within the sought-after Kilbarchan locale offering excellent public transport links and a host of local amenities.

Secure door entry provides entry through the well-maintained communal hallway leading to the entrance of Apartment 0/1. Fresh neutral décor and stunning Karndean flooring leads into the lounge in the first instance, showcasing striking dimensions & heights. The family lounge is a delightful space filled with an abundance of light via the large bay window formation.

The contemporary fitted kitchen holds an array of grey hi gloss wall and base mounted cabinetry paired beautifully with white granite worktops. Further enhanced with quality integrated appliances including five ring gas cooker and double oven alongside freestanding appliances. Chic french doors within the kitchen lead onto a private raised decking area; perfect for entertaining during the summer months.

The family bathroom is ultra-modern and comprises of bathtub with overhead shower, W.C. and wash hand basin. Within Apartment 0/1 are three generously proportioned double bedrooms offering flexible accommodation for a multitude of uses including dining room or home office. This wonderful property benefits from excellent storage solutions throughout. A modern and immaculate three-piece shower completed the property internally featuring elegant fixtures & fittings.

The rear of the property has been beautifully maintained with an extensive manicured lawn section exclusively for residents; the space is fully enclosed which is perfect for children and pets. There is also monobloc driveway leading to ample off-street parking for residents.

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!

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.

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

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)