



**28 LADYSMITH AVENUE**

KILBARCHAN

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4 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

**An elegant traditional semi detached villa offering family accommodation of seven apartments set in generous gardens in the conservation village of Kilbarchan.**

Traditional semi detached home positioned on Ladysmith Avenue within the popular West Renfrewshire conservation village of Kilbarchan. This home is situated in a residential area of the village and benefits from a generous private garden which offers the opportunity for extension, subject to local authority planning consents. This has a driveway providing off road parking leading to a single detached garage with a large area of lawn, display beds and borders and terrace patio to the rear.

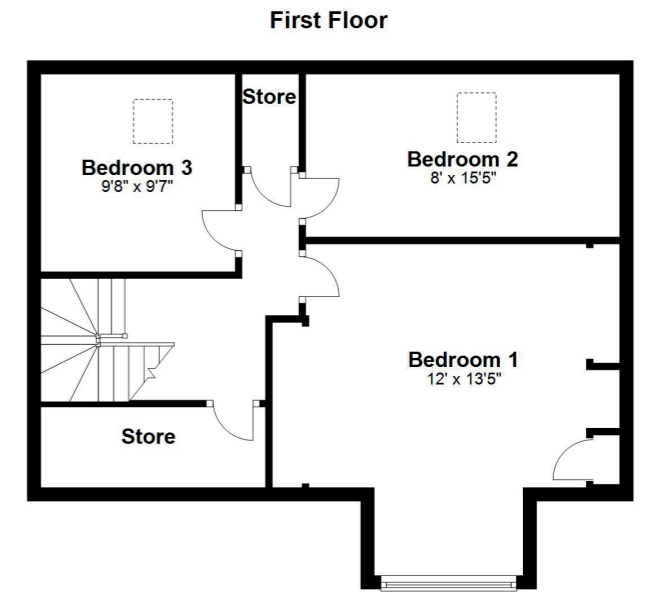
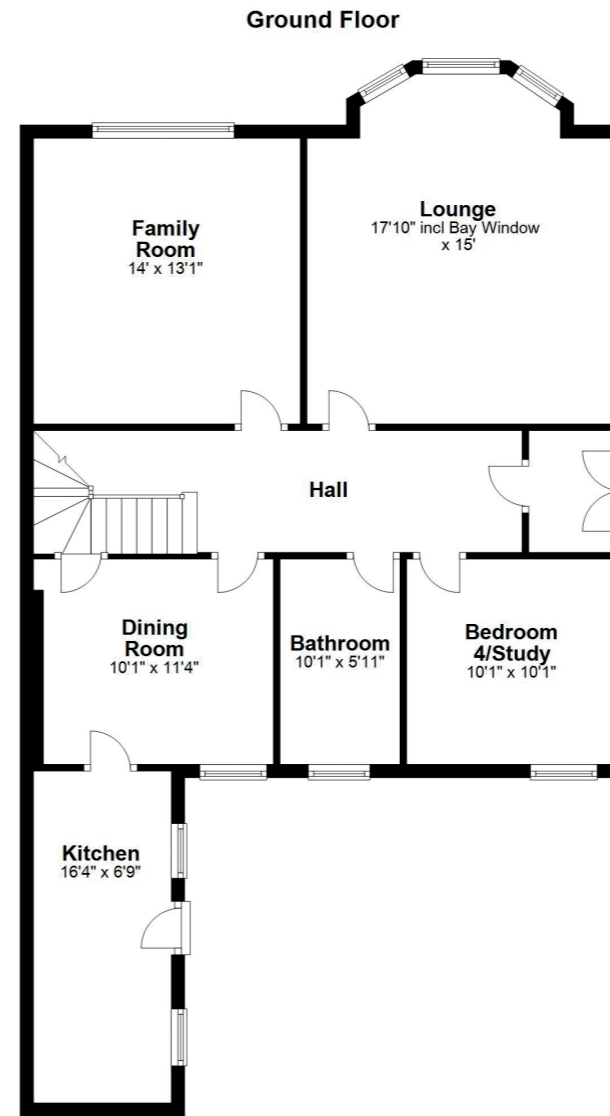
This property will require a degree of upgrading with a current specification including gas fired central heating and a mixture of single and double glazing of a variety of vintages. The accommodation is formed over two levels and comprises an entrance vestibule leading into a broad central reception hallway which has stairs to the upper floor. There is a generously proportioned lounge with a bay window to the front of the property and an adjoining family room. The dining room has space for a formal dining table and chairs with access to an under stair storage cupboard and entry to the kitchen. There is a ground floor fourth bedroom which alternatively could be used as a public room if required. This is next to the family bathroom which includes a four piece suite with a WC, wash hand basin, bath and separate shower.

The upper floor of the property has entry to the spacious principal bedroom with extensive wardrobe storage and fine views over the rear garden. There are two further front facing bedrooms both with Velux windows. The upper hall has access to a walk in store room and a large store cupboard.









Kilbarchan is a popular village with an abundance of amenities, including shops, pubs and restaurants and is also adjacent to the A737 (Howwood by-pass) which gives access to the M8 motorway and beyond towards Glasgow International Airport, INTU Retail Park and Glasgow city centre.

**BW2112** | Sat Nav: 28 Ladysmith Avenue, Kilbarchan, PA10 2AS

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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