



**'IGARAH', TANDLEHILL ROAD**  
KILBARCHAN

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#### 4 | BEDROOMS

#### 4 | BATHROOMS

#### 4 | PUBLIC ROOMS

Occupying a private and very peaceful position on the rural fringes of the sought after West Renfrewshire village of Kilbarchan is ‘Igarah’, a striking ‘Arts and Crafts’ style detached villa presented to market in true ‘turn key’ condition. Kilbarchan is a quaint village boasting a vibrant village life with local shops, cafes and bars and is favored by commuters due to its direct access to the A737 motorway providing a time efficient route to Glasgow International Airport as well as Glasgow City Centre and Edinburgh.

The impressive accommodation spans to over 3200sqft across two levels and is made up of highly flexible and well proportioned rooms as well as a stunning open plan kitchen/living/dining space with direct access straight into the large rear gardens. The property has enjoyed continued expert maintenance in the time of the current proprietors ownership and is presented to market with quality oak flooring, ornate ceiling detail, double glazing to all windows and a modern gas fired central heating system.

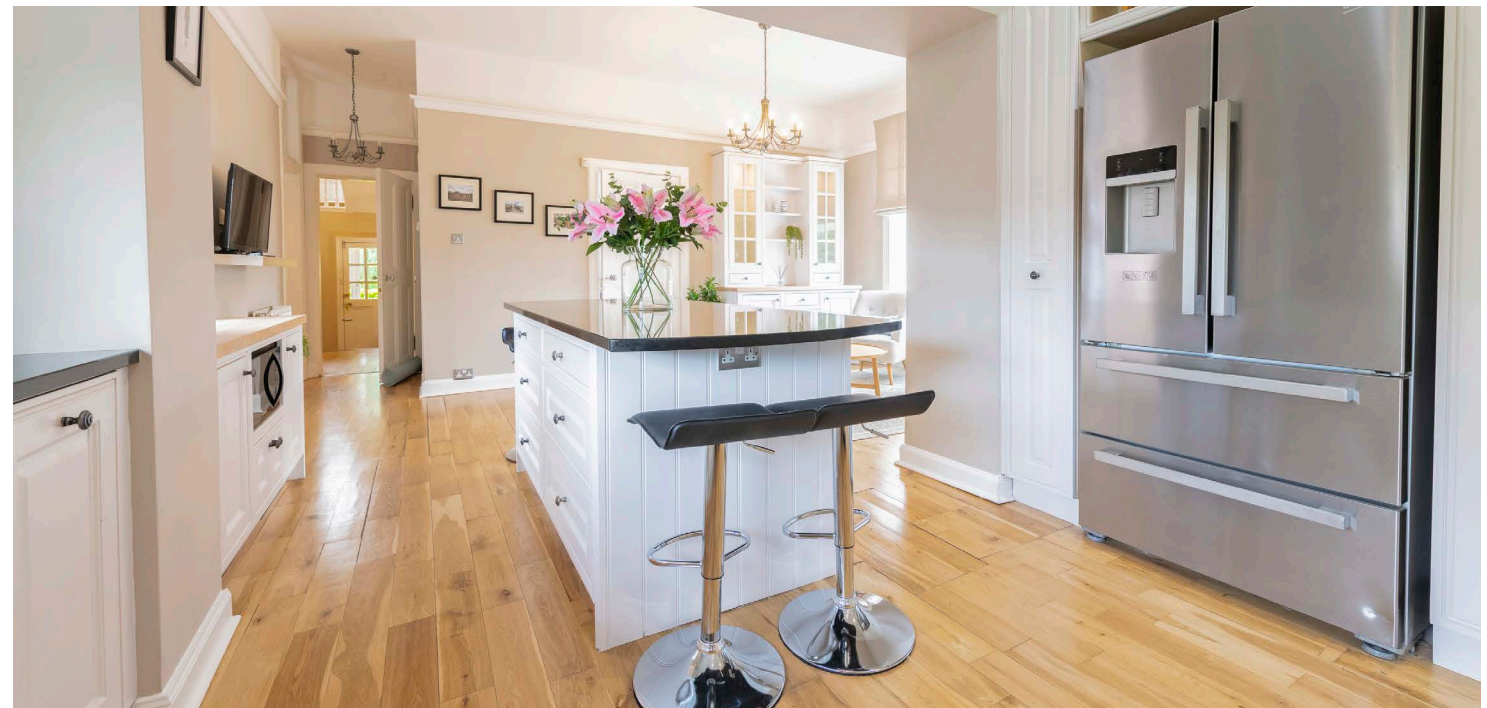
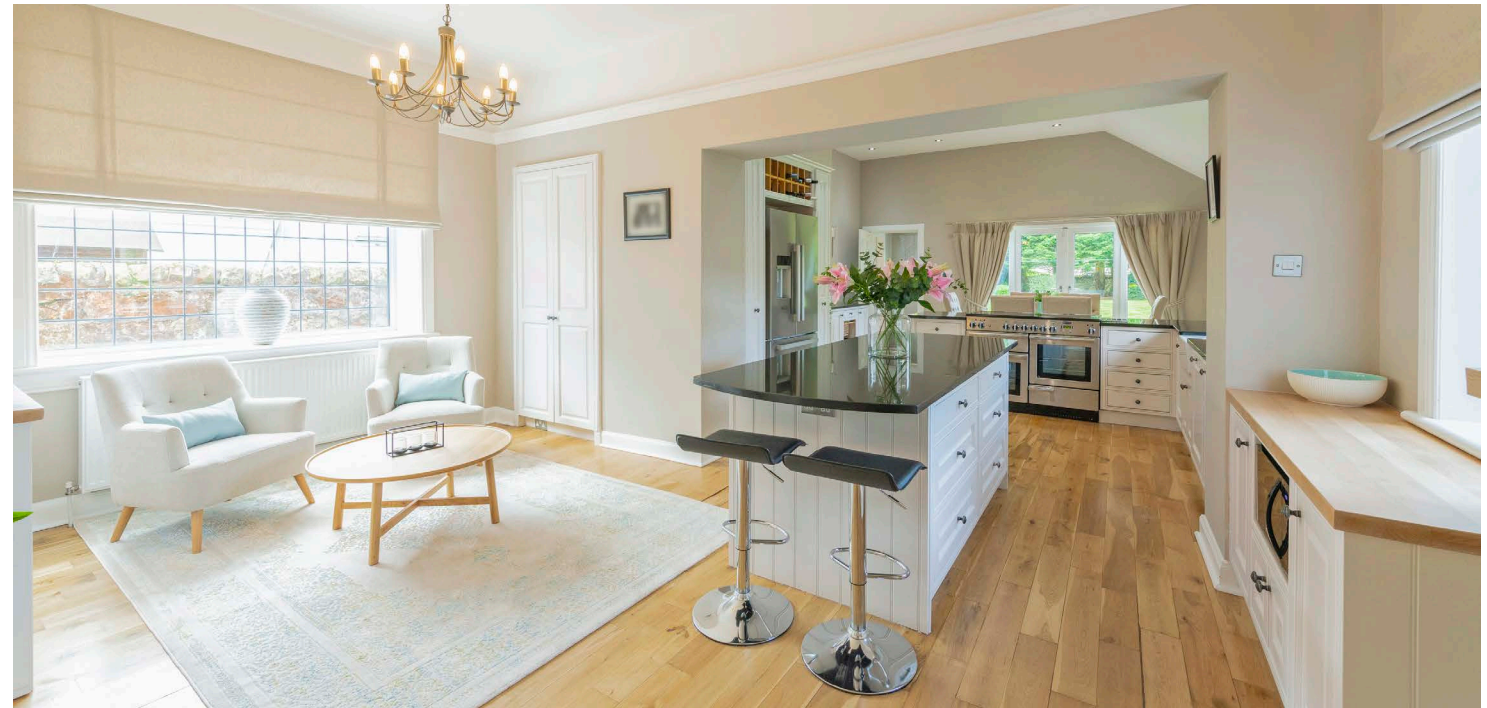
The property commands an elevated position, set back from Tandlehill Road, and screened by mature trees which greatly enhances the overall privacy. There is an extensive driveway access via iron gates leading to a detached garage in the rear garden and a large parking area. The rear garden is primarily laid as lawn with an area of decking and a row of mature trees at the rear of the garden.

The property is accessed via a covered porch area which leads to an entrance vestibule and, in turn, to the welcoming reception hallway with ornate floor tiling and stunning oak flooring. There is a WC beneath the stairs complete with modern sanitary wear. Accessed from the hallway is the large family lounge which has dual aspect windows with an impressive bow window and a gas fire at the focal point. Adjacent is the family sitting room with a box window formation, a log burning stove and a door to the rear garden. The dining room spans over 19ft in length with impressive ceiling detail and dual aspect windows. The former butlers pantry joins the dining room to the kitchen which is truly the heart of the home and offers excellent space for family living and entertaining. The kitchen was designed by Burndale Kitchens and comprises of a host of bespoke fitted cabinetry with contrasting granite worktop, an integrated dishwasher, a free standing rangemaster cooker and there are double doors leading to the rear garden. There is central island offering further storage and a breakfasting bar as well as ample space for formal dining and sitting furniture. Positioned off the kitchen is a sizeable utility room and another downstairs WC. There is a very well appointed study accessed via the kitchen.

The stair case leads from the downstairs hallway to a broad feature half landing which is bathed in light from an array of windows and returns leading to the upper level. The upper level of the property has four large double bedrooms, two of which feature fitted wardrobes as well as a large storage cupboard. The large loft space is accessed from the hall which is floored for further storage. The family bathroom has beautiful floor and wall tiling and comprises a jacuzzi bath, separate walk in shower, WC and wash hand basin. There is a separate shower room with corner positioned shower, WC and wash hand basin.

The property has been meticulously well maintained by the current owners who have spent considerable time, money and effort comprehensively upgrading the property creating a truly stunning family home.





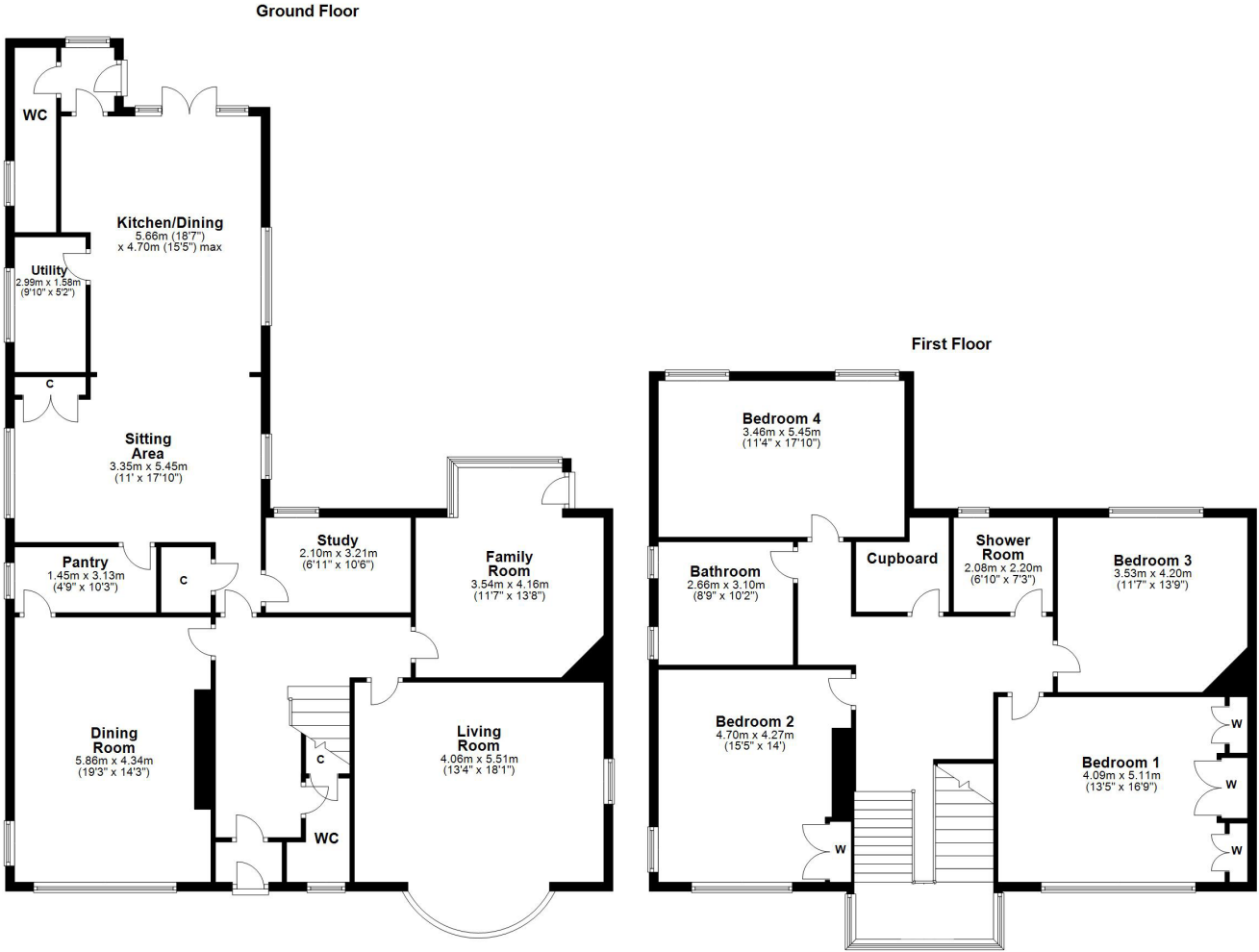












Kilbarchan is a popular village with an abundance of amenities, including shops, pubs and restaurants and is also adjacent to the A737 (Howwood by-pass) which gives access to the M8 motorway and beyond towards Glasgow International Airport, INTU Retail Park and Glasgow city centre.

**BW2111** | Sat Nav: 'Igarah', Tandlehill Road, Kilbarchan, PA10 2DD

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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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