



10 FORDBANK PLACE
KILBARCHAN

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

A beautifully presented three bedroom semi detached villa occupying a wonderful position within this highly desirable modern development in Kilbarchan.

Number 10 is a beautifully presented semi detached villa which occupies an enviable and rather private position within this much admired modern development. With excellent local transport links, including Milliken Park Train station and the A737 motorway leading to Glasgow City Centre, the property is perfectly suited for young professionals and families alike. The property is very well presented with modern fixtures and fittings within the bathrooms and kitchen and further benefits from gas fired central heating and double glazing throughout.

The complete accommodation comprises of an entrance hallway with a convenient WC/Cloakroom, stairs to the upper level and a large storage cupboard beneath. The family lounge is to the front and enjoys a pleasant view to nearby fields whilst the 'heart of the home', the dining kitchen, extends along the rear of the property boasting ample space for dining furniture, a range of fitted cabinetry and integral and free standing appliances. There are French doors from the dining area leading directly into the rear garden.

The upper level of the property has a further storage cupboard and three bedrooms, two spacious doubles which both benefit from built in mirrored wardrobes, and a third generously sized single room. There is a family bathroom complete with three piece suite and an en suite shower room accessed from the main bedroom.

The property occupies a spacious, level plot within a cul de sac setting. There is ample monoblocked driveway to the front allowing parking for multiple vehicles. The rear garden has a patio area and a large central lawn all enclosed by timber fencing. A home office is located within the gardens and has lighting and electricity making it comfortable for home working. There is also an electric car charging facility at the property.

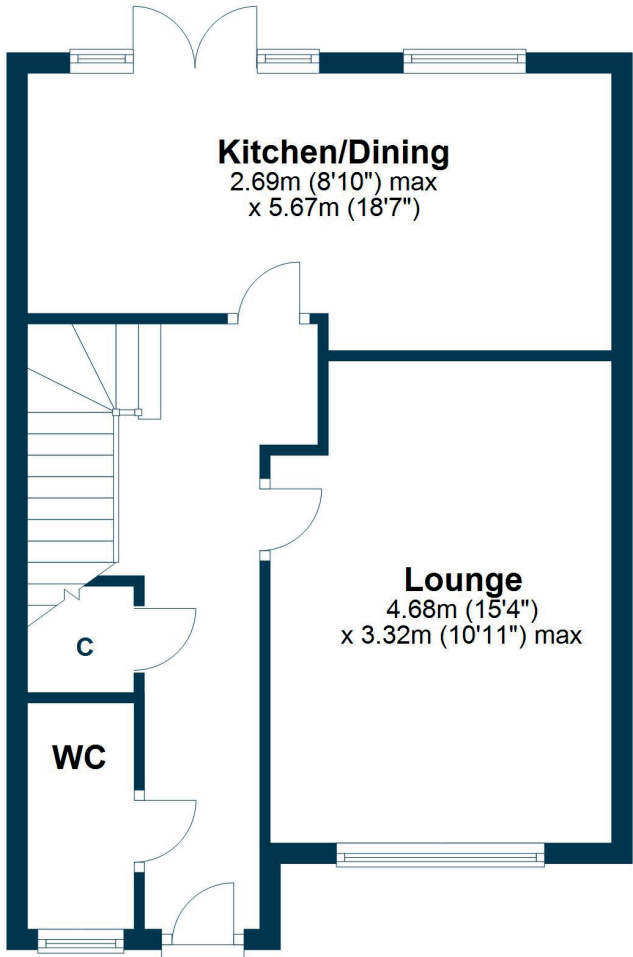




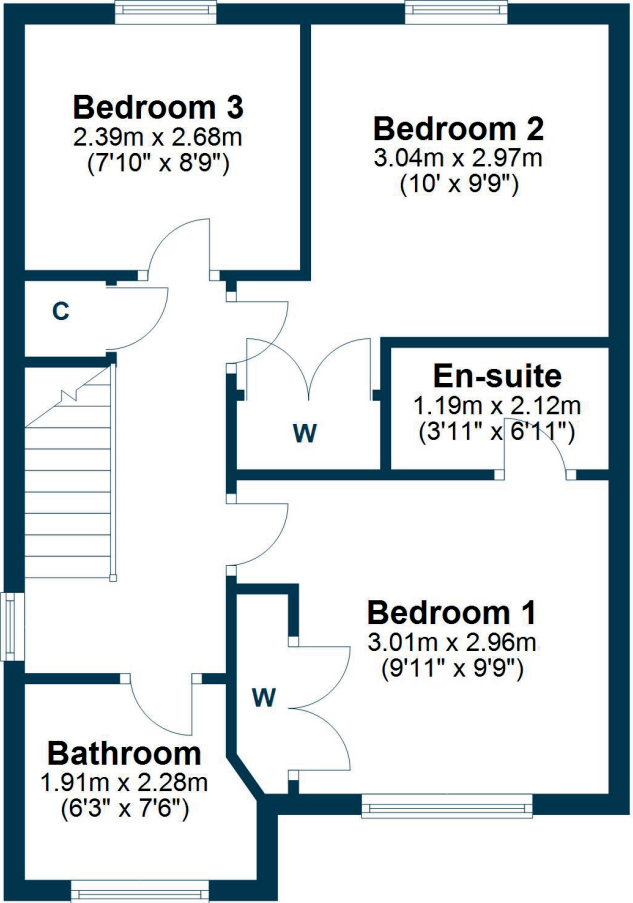




Ground Floor



First Floor



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.

BW2313 | Sat Nav: 10 Fordbank Place, Kilbarchan, PA10 2NF

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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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