



BRAEBURN

TANDLEHILL ROAD, KILBARCHAN

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

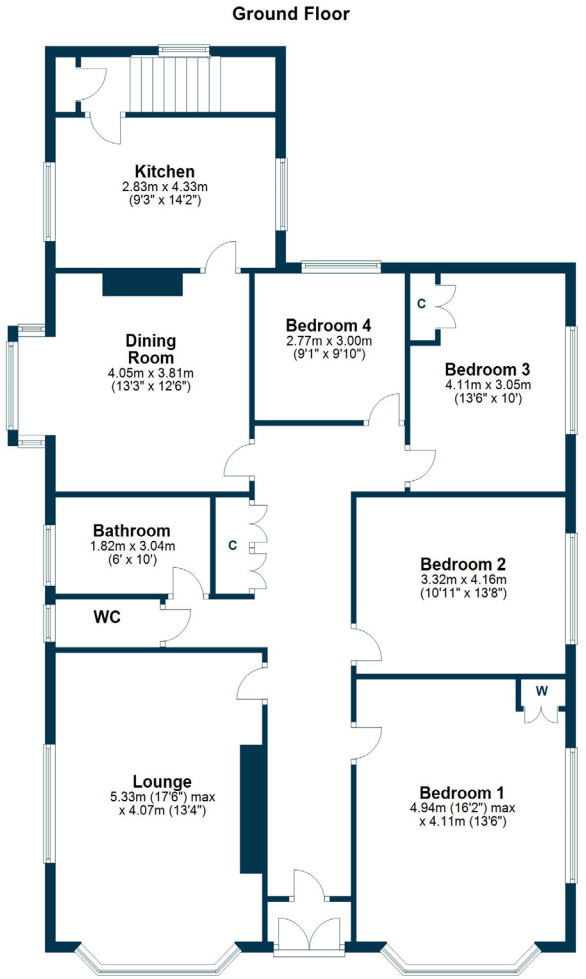
A substantial traditional detached bungalow positioned in generous garden grounds in the popular conservation village of Kilbarchan.

Braeburn is an elegant traditional detached bungalow positioned on Tandlehill Road near the rural boundary of the conservation village of Kilbarchan. The property is set within private gardens with twin driveways, one of which leads to a single garage. There is an enclosed and substantial area of private garden to the rear. Kilbarchan is a popular village with good local services and excellent commuting links including a railway station at Milliken Park and direct links to the A737 Dual Carriageway leading to the M8 motorway network and Glasgow City Centre.

The property offers substantial and flexible accommodation of six principal apartments formed over the ground floor level. There is an entrance vestibule leading to a broad, central reception hallway with two store cupboards. The lounge is a spacious apartment with a fireplace and open fire and front facing bay window formation. The dining room has a side facing walk in bay window and an access door to the rear fitted kitchen which has an extensive range of furniture providing storage and a free standing cooker and washing machine. Please note that the kitchen has a rear door to a stair leading down to a substation area of basement. There are four bedrooms, a family bathroom and adjacent a separate additional WC. The property also has an attic providing additional storage and subject to local authority consents could be considered for conversion and alteration.

Externally this property has generous garden grounds the front lawn and display beds surrounded by an in and out driveway which provides extensive off road parking and has a single garage. There are gates from the driveway along the gable of the property to the enclosed rear garden at the basement level of the property this has patio and terrace area to the rear of the house with display beds and borders a further area of driveway and a lawn area screened by mature trees and shrubbery. The specification of this property includes double glazing to external windows and a gas fired central heating system.





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.

BW2329 | Sat Nav: Braeburn, 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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Corum Bridge Of Weir
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: bridgeofweir@corumproperty.co.uk

www.corumproperty.co.uk