



**MOIDART**

TANDLEHILL ROAD, KILBARCHAN

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## 4 | BEDROOMS   4 | BATHROOMS   5 | PUBLIC ROOMS

'Moidart' is a standout blonde sandstone villa offering the perfect blend of character, space, and flexibility. Set in an elevated spot on the edge of the village, it enjoys peaceful surroundings with a versatile layout.

This exceptional four-bedroom detached villa is a standout example of traditional charm blended seamlessly with generous, flexible living space. Set in an elevated position just outside the popular village of Kilbarchan, the property enjoys a peaceful setting, and all the hallmarks of a character-filled family home.

Internally, the accommodation is both spacious and versatile. The welcoming reception hallway sets the tone for the home, featuring a beautiful oak herringbone floor and an elegant carved wooden staircase leading to the upper level, a striking first impression that blends craftsmanship with classic style.

At the heart of the home is a spacious breakfasting kitchen, where the AGA range cooker takes centre stage, creating a warm and inviting atmosphere. A handy pantry/prep area just off the kitchen offers excellent additional storage and worktop space. The formal dining room provides an ideal setting for hosting family and friends, while both the elegant lounge and cosy sitting room offer comfortable spaces to relax or unwind. The lounge features dual aspect windows that overlook the garden grounds, along with a striking fireplace and intricately carved surround. The sitting room is equally charming, with a wood-burning stove framed by another beautifully carved fire surround. From here, the room opens effortlessly into a truly stunning conservatory, bathed in natural light and offering views over the garden grounds as well as direct access out.

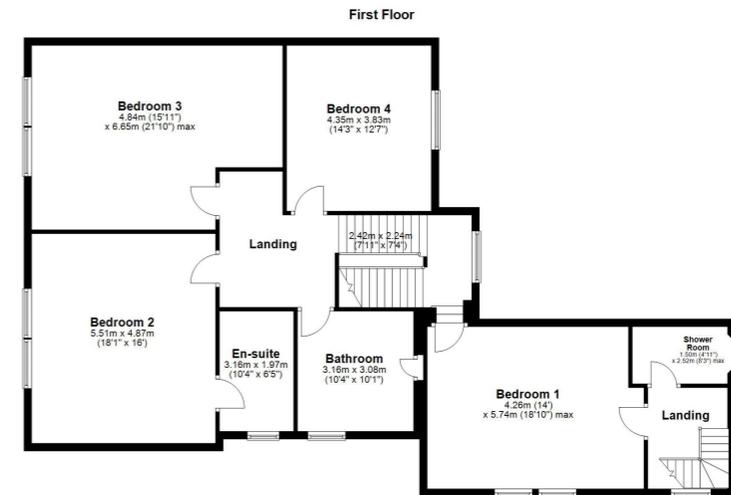
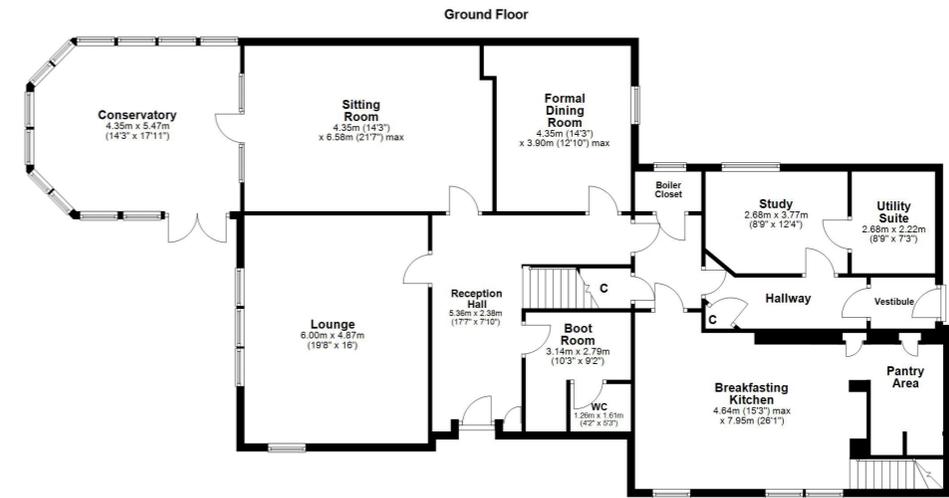
To the rear of the home, a dedicated study offers a quiet space for working from home or could just as easily serve as a hobby or craft room. Just off the study is the household utility suite, keeping laundry and storage neatly tucked away. A rear vestibule provides access out to the detached garage which has an attached sunroom and large storage shed.

The stunning staircase sweeps up from the downstairs hallway to a bright, spacious half-landing, flooded with natural light from a beautiful feature window before returning up to the upper level. Upstairs, you'll find three generous double bedrooms, one with its own luxurious walk-in shower en-suite. The family bathroom features a gorgeous four-piece suite with a classic roll-top bath and a separate walk-in shower. The impressive principal bedroom is accessed from the half-landing it boasts gorgeous views over Kilbarchan and beyond, then step through to your own private shower room and the handy rear stairwell which leads down to the kitchen.

Nestled in an elevated position and set back from Tandlehill Road, this home enjoys a peaceful, secluded feel, surrounded by lush mature trees that offer both beauty and privacy. A long, sweeping driveway leads up to the house, welcoming you to the front elevation with space for parking and a handy detached garage/store with an attached sunroom. The gardens are a perfect blend of open space and natural charm, a neat lawn stretches out in front of the conservatory, while to the left of the driveway, a lovely, wooded area filled with mature trees allows imaginations to run wild.

This is a rare opportunity to own a home with real character, thoughtfully laid out and lovingly maintained, ideal for families or anyone looking for something truly special in a sought-after location.





Nestled in the heart of Renfrewshire, the picturesque village of Kilbarchan blends rich history with modern convenience. Known for its charming cottages and friendly community, the village offers local shops, cosy cafés, and well-regarded schools, making it ideal for families. Nature lovers will appreciate the nearby Clyde Muirshiel Regional Park.

With excellent transport links, the M8 motorway is just minutes away, providing easy access to Glasgow (approx. 20 minutes) and beyond. Regular bus services connect the village to nearby towns, and Johnstone train station, only a short drive, offers direct routes to Glasgow Central in 15 minutes. Peaceful yet well-connected, Kilbarchan offers the best of countryside living with city convenience.

**BW2599** | Sat Nav: Moidart, 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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