



KILBARCHAN

11 BARN GREEN

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Kilbarchan PA10 2HG

A truly stunning Main Door Upper Conversion offering a flexible layout of generously proportioned and well appointed family accommodation over the first floor and attic level of a unique, stone constructed terraced building overlooking well tended, landscaped gardens nestling quietly off a private access road yet centrally located within the charming and much sought after Renfrewshire village of Kilbarchan.

The fabulous, contemporary styled yet traditionally proportioned classically inspired accommodation boasts recent redecoration and re-flooring throughout a sumptuous layout which comprises Entrance Vestibule with storage cupboard off and then, within the turret style access, a spectacular spiral staircase with hardwood flooring and ornately finished balustrade leads to the first floor landing which offers access to a breathtaking 17ft Lounge with feature laminate flooring, plaster work ceiling inserts and coving and large sash & case style windows facing Steeple Street. . The property's superb, refitted breakfasting kitchen offers a wide array of country style units with integrated wind wrack, granite worktops creating a breakfasting area, deep storage area, rear facing window, rustic tiled flooring, handsome black enamel style range with extractor hood above, space for washing machine, integrated dishwasher.

Two front facing double bedrooms are provided with in-built wardrobes and the well proportioned bathroom could easily feature deep within the pages of 'Homes and Gardens' with rear facing picture window, modern yet Victoriana inspired decorative accents, three piece white suite including claw foot stand alone bath and additional shower stall with electric shower within. A spiral staircase leads from the landing to the attic level where two further rooms are found and good natural light floods through four Velux windows onto a light and bright, double proportioned upper area with additional single room off - again with front facing Velux. Excellent concealed storage is also found off this area to hideaway that unwanted clutter.

Further features include gas central heating, refurbished timber framed windows, landscaped rear hardens which are mainly laid to lawn with mature and young plants trees and shrubs within and a raised deck area ideal for al-fresco ding and enjoying outside living throughout all seasons. The tree lined lane leading to the property offers access to the garage block with the second garage in pertaining to the property which has been re-roofed and has up & over style door.

Kilbarchan itself boasts a wide array of local amenities with clubs, pubs, boutique style shops and restaurants on ones doorstep. Local schooling is also provided at a premium and road links and public transport facilities provide easy access to Glasgow's City Centre, Paisley, Glasgow's International Airport and, of course, the Braehead Intu facility.

A truly unique property which is sure to appeal to all who view and must be considered for those seeking a locally positioned property oozing an enviable village charm and character rarely seen on today's market ...View Now !

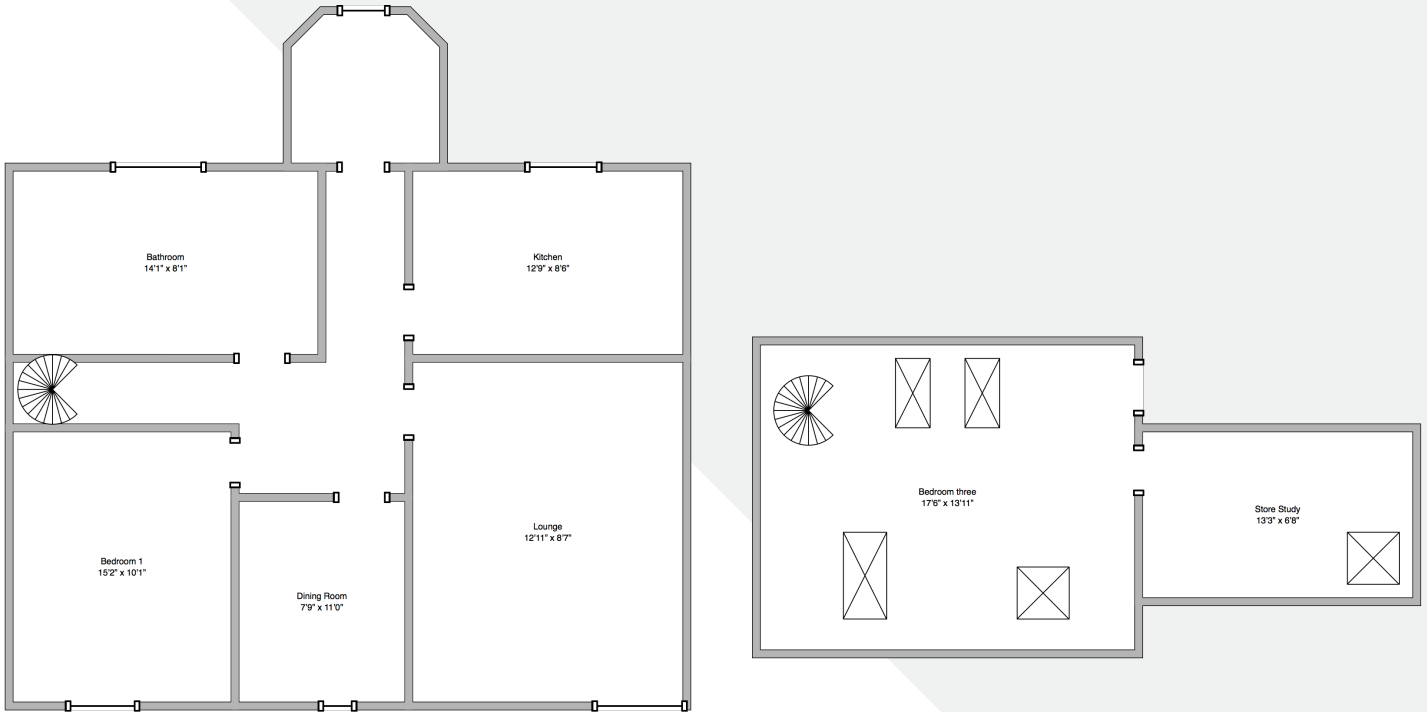
EPC: Band D

Property Ref: C1469









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