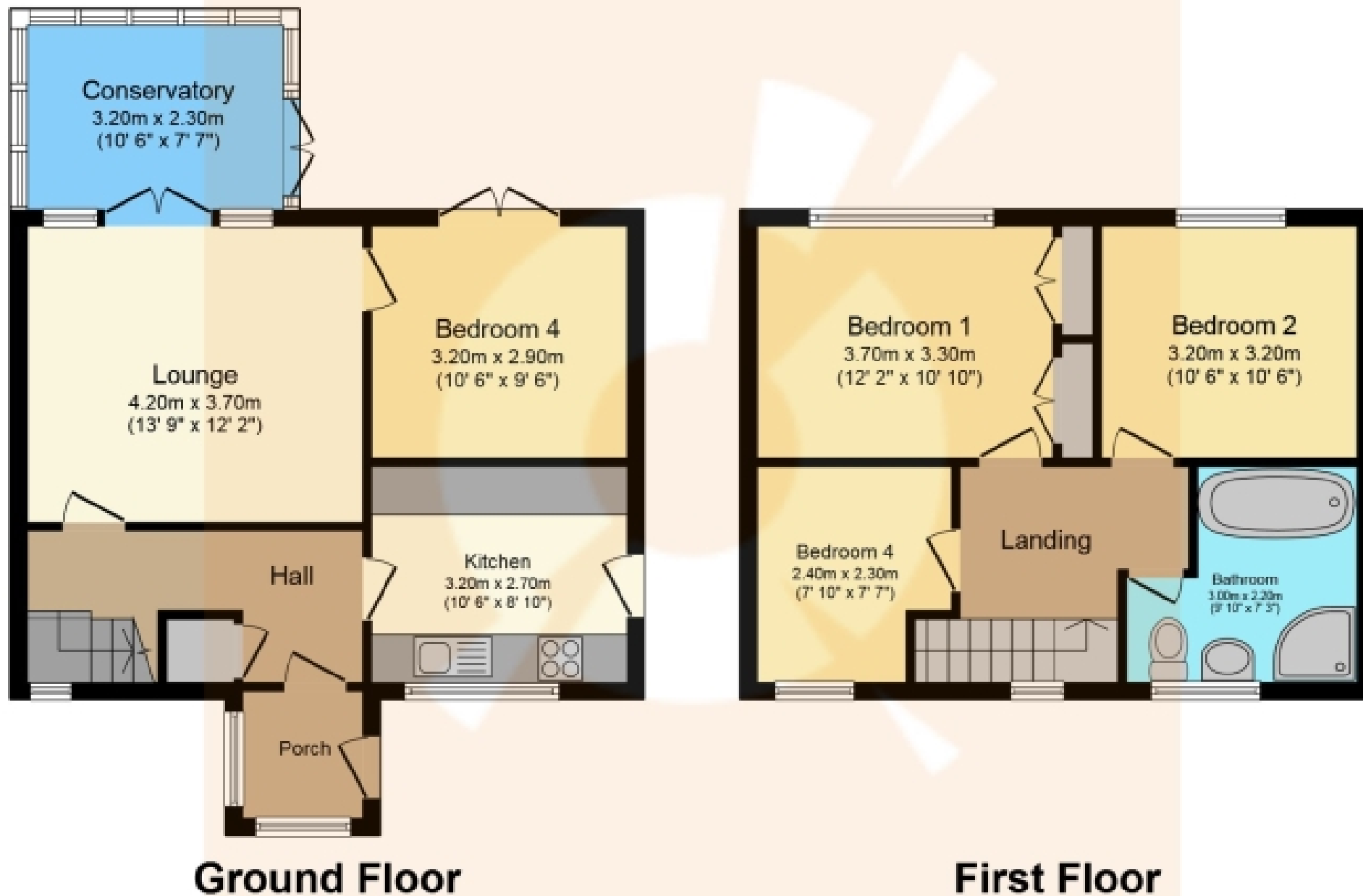




5 Troubridge Avenue, Kilbarchan, Johnstone

Offers Over £210,000





Total floor area 96.1 sq.m. (1,034 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** FIXED PRICE ** FABULOUS FLEXIBLE LIVING ** CHARMING CONSERVATORY ** ULTRA-MODERN FOUR-PIECE BATHROOM ** SOUGHT-AFTER VILLAGE ** MULTI-CAR DRIVEWAY ** EXTENSIVE REAR GARDEN ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 5 Troubridge Avenue, a charming home located in the sought-after village of Kilbarchan. Boasting spacious bedrooms, plenty of outdoor space, and modern décor, this home lends itself to being the perfect family home!

Upon arriving at the property, you are greeted with the well-maintained front garden and multi-car driveway, providing safe off-street parking. The property is accessed via a quaint vestibule, the perfect spot for kicking off your shoes after a long day.

The lounge boasts impressive dimensions and is tastefully decorated with contemporary tones and wood-effect flooring. French doors lead you from the lounge into the charming conservatory offering another wonderful family area. Our clients currently utilising this space as a gym, however, it offers a multitude of potential uses including an additional sitting room, home office or however you see fit.

The kitchen features an array of modern, white base and wall units which are paired with light, wood effect worktops for a fashionable yet efficient workspace. Subway tile splashbacks add a pop of colour. There is ample space for free-standing appliances such as a standalone cooker, undercounter fridge/freezer, washing machine and tumble dryer.

Completing the ground floor is Bedroom Four providing another flexible space, with contemporary décor throughout. Chic French doors provide direct access to a sociable decking area – perfect for al fresco dining or soaking up the sun during the warmer months.

The extensive rear garden has something for the whole family. Mostly laid to lawn, there are plenty of spaces for children and pets to play. A garden shed allows for ample outdoor storage.

The first floor is home to three additional bedrooms, two of which are generously proportioned double bedrooms with built in storage solutions. The four-piece family bathroom can also be found on this floor, and is fully tiled and featuring a statement bathtub, walk-in shower cubicle, w.c., and wash hand basin which is contained within a stylish vanity unit. Chrome fixtures and fittings add a touch of elegance to the bathroom.

Nestled in the heart of Kilbarchan, residents enjoy a picturesque village lifestyle with a seamless blend of tranquillity and convenience. The well-connected transport links make commuting a breeze, ensuring easy access to nearby towns and cities. Kilbarchan boasts a strong sense of community, with excellent schooling options that cater to the educational needs of families. The village is adorned with charming amenities, including local shops, cafes, and parks, creating a welcoming environment for all. Living in Kilbarchan offers the perfect balance between rural charm and urban accessibility, making it an ideal haven for families seeking a vibrant yet peaceful place to call home.

We would highly recommend an early viewing of this property. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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