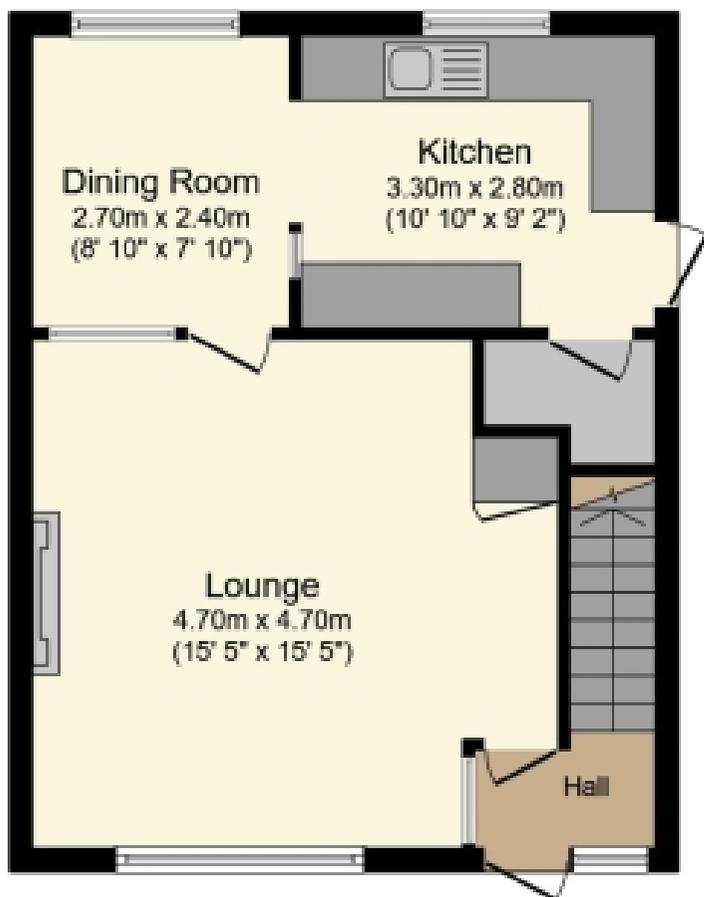




**33 Langside Drive, Kilbarchan**

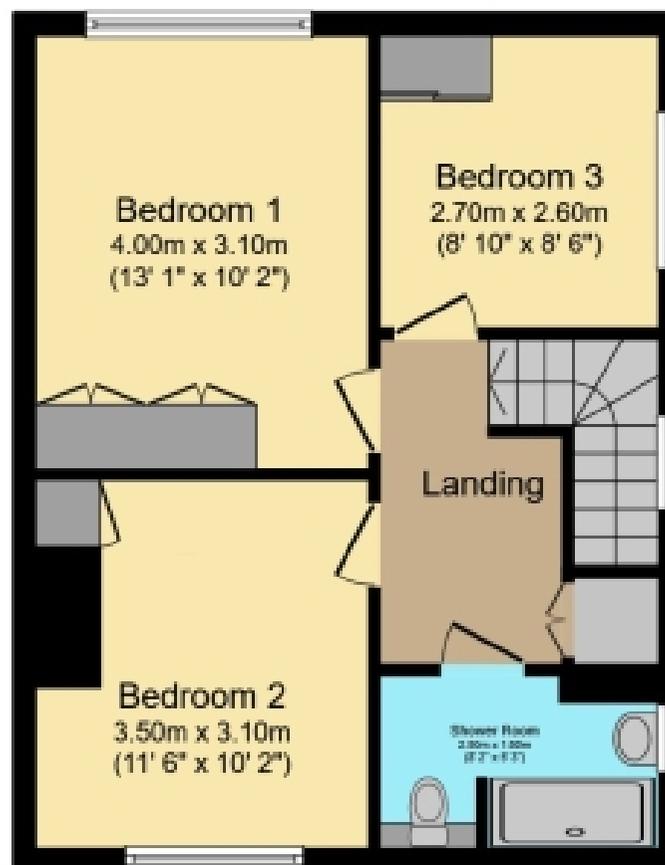
**Offers Over £190,000**





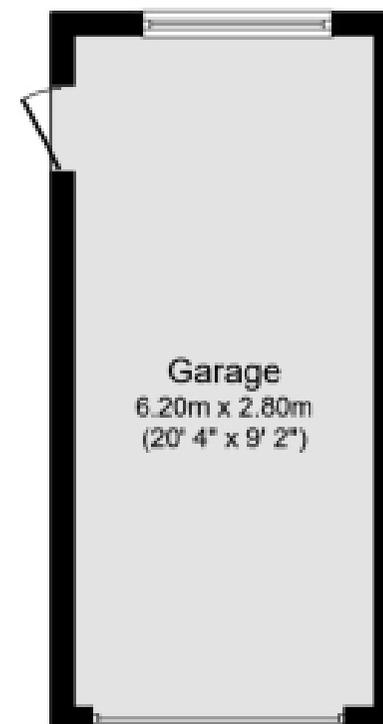
## Ground Floor

Floor area 43.5 m<sup>2</sup> (468 sq.ft.)



## First Floor

Floor area 43.5 m<sup>2</sup> (468 sq.ft.)



## Garage

Floor area 17.4 m<sup>2</sup> (187 sq.ft.)

**TOTAL: 104.4 m<sup>2</sup> (1,123 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* DESIRABLE FAMILY HOME IN VILLAGE SETTING \* EXTENSIVE MATURE GARDENS \* GENEROUS DIMENSIONS THROUGHOUT \* MULTICAR DRIVEWAY & DETACHED GARAGE \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**  
Welcome to No. 33 Langside Drive, a fantastic three-bedroom semi-detached home situated within the sought-after village of Kilbarchan.

Externally, the property features a multicar driveway and detached garage, offering safe and convenient off-street parking. Entering the property itself, the family lounge is superbly spacious, featuring a large picture window and focal point fireplace.

The fitted kitchen holds ample wall and base mounted cabinetry, worktop space and room for free standing appliances where desired. The kitchen further benefits from a lovely rear garden outlook. Completing the ground level is a dining room offering a flexible family living space.

Onto the first level are three generously proportioned bedrooms, with the added benefit of in-built storage solutions. Completing the home internally is a fully tiled three-piece shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin.

To the rear of the property is an extensive and beautifully maintained garden. Predominantly laid to law and lined with mature shrubbery, it's an ideal space for children and pets alike.

The property further benefits from gas central heating and double glazing throughout.

Kilbarchan is a charming, historic conservation village offering a range of local shops and facilities, including an array of shopping options in nearby Johnstone. It's an ideal base for the commuting client, with easy access to the M8 motorway, Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow city centre, and even the beautiful Ayrshire coastline. Plus, with a train station at Milliken Park and additional park and ride facilities available at Johnstone and Howwood, your daily commute couldn't be easier.

Don't miss out on this fantastic opportunity - book your viewing today!

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Viewing 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.

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