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ESTATE AGENCY

1 Toppersfield,
Kilbarchan PA10 2AG

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Number One Toppersfield is situated in an exclusive residential cul-de-sac setting in the charming conservation village of Kilbarchan.

With only three properties in the cul de sac the uniqueness of the location and the property itself cannot be over estimated.

The design of this property has a 'Mackintosh' influence with its detailed and wooden architraves. Originally built in the early 80's this lovely property was extended thereafter to create a beautiful family home in a highly sought after village.

An entrance porch leads to a broad reception hallway. The fabulous dining size lounge is to the left and is 22' long with double doors leading to the family room (currently used as a home gym) that overlooks the rear garden. Also on the ground floor is a sitting room, kitchen and WC. The kitchen has 'Corian' style work surfaces on base units with integrated appliances that include oven, five burner hob and extractor hood. There is also a door leading to the garden.

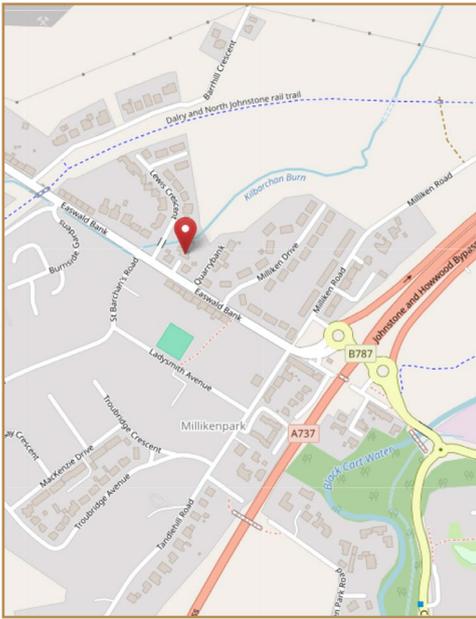
On the first floor there are four double bedrooms, separate home office/study and family bathroom.

Externally there is a monobloc driveway to the side leading to a detached garage with storage at the rear. The wrap around lawn is private with a flagstone patio area for alfresco dining with gate access.

The specification of this home includes hardwood flooring throughout the ground floor (except kitchen and WC), 'Mackintosh' style grooved architraves and wooden cornicing, gas-fired central heating system, double glazing and a security alarm system.

Kilbarchan is an historic conservation village with offers a range of local shops and facilities and is an ideal base for the commuting client being adjacent to the bypass which links up with the M8 motorway for connection to Glasgow and to Glasgow Airport, Paisley, Braehead Shopping Centre, Glasgow City Centre southwards to the Ayrshire coastline. Further shopping facilities can be found in the nearby town of Johnstone which will more than adequately cater for everyday needs and requirements. There is also a train station a short distance away at Milliken Park with additional park and ride facilities available at Johnstone and Howwood.





EPC rating
C

Office
Paisley

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plusplans

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