



Flat 1/1, 35 Low Barholm
Kilbarchan | PA10 2ES

pattison&co

Fixed Price £50,000



Flat 1/1, 35 Low Barholm, Kilbarchan, PA10 2ES

**** CASH BUYERS ONLY ****

This quaint second floor property is presented to market in popular Kilbarchan conservation area. This is truly an exciting development opportunity in a very desirable area. The property enters on the ground floor by communal hallway and is accessed via a rear turret staircase. The hallway provides access to all apartments. The kitchen and bathroom will require remodelling, with the remaining rooms within the property in need of extensive upgrading. Bedrooms 1 and 2 provide ample space for a double bed with storage. The property specification includes single glazed timber framed casement windows and hot water is provided by an immersion heater. There is no gas supply to the flat however it is understood that gas is available within the building. To the rear of the property there are tranquil shared garden grounds. Due to the upgrading required, no warranty shall be provided as to the working nature of systems or appliances.



All room measurements are taken at the longest and widest points:-

Hallway: 4.91m x 1.01m

Kitchen: 1.51m x 2.01m

Living Room: 3.51m x 5.21m

Bedroom 1: 3.51m x 5.01m

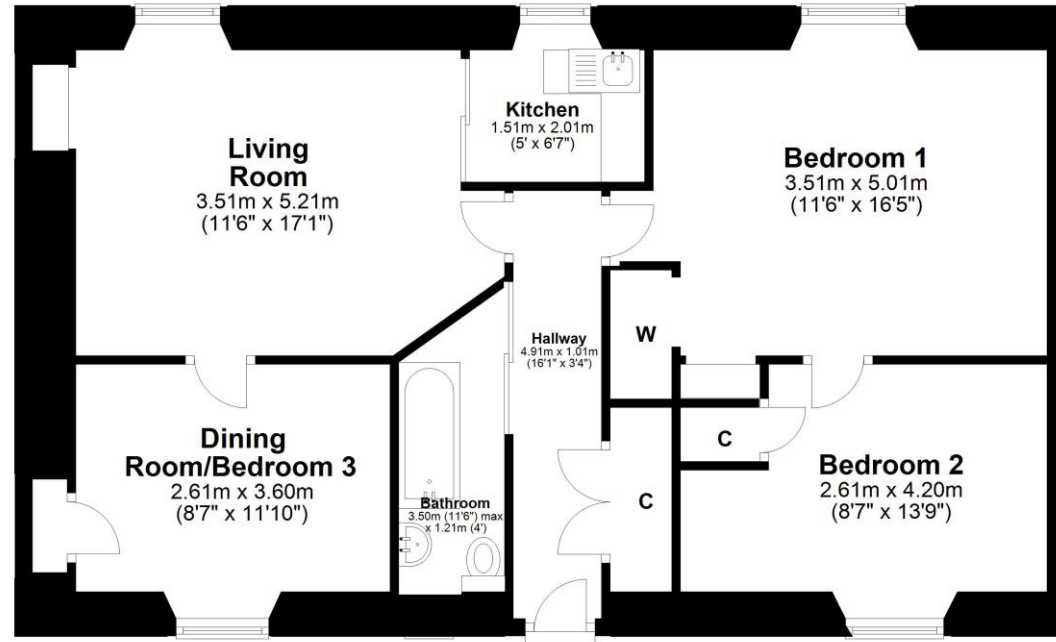
Bedroom 2: 2.61m x 4.20m

Dining/Bedroom 3: 2.61m x 3.60m

Bathroom: 3.50m x 1.21m



Low Barholm, Kilbarchan, Johnstone, PA10 2ES



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D		
39-54	E		
21-38	F		
1-20	G	10	

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 72.5 sq. metres (780.2 sq. feet)