



Magdala

PORT GLASGOW ROAD, KILMACOLM
WEST RENFREWSHIRE, PA13 4SG


McEwan Fraser Legal
Solicitors & Estate Agents

Kilmacolm

KILMACOLM VILLAGE IS ONE OF THE PRETTIEST VILLAGES IN WEST RENFREWSHIRE
AND HAS A REAL SENSE OF COMMUNITY AND HEART

The village has an excellent range of local stores, offering everyday provisions, and popular village restaurants, gift shops and the world famous Pieri's - serving the best coffee in the West of Scotland! The centre of the village is broadly level and within a very short stroll.

The village has a thriving social community and there are clubs catering for golf, tennis, squash, bowling and riding. Kilmacolm Golf Club is at the top of the village and offers a challenging 18 hole heath/parkland course, designed by the acclaimed course architect, James Braid. The village also has an excellent health and fitness centre at Birkmyre Park. Surrounding countryside is some of the most attractive in West Renfrewshire and, for the outdoor enthusiast, this is fine walking

country! The Sustrans cycle track leads to many other parts of central Scotland.

The Knapps is famed for its brown trout angling and the River Gryffe has runs of salmon at the back end. Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina services at Inverkip, Largs & Ardrossan, as well as some of the UK's most scenic and enjoyable coastal sailing.

Kilmacolm has an excellent local primary school and the independent St Columba's, with its enviable record of academic achievement, richly deserving its sought after label. Glasgow has further independent schooling.

The Braehead retail village is around 13 miles to the east and there one can find a tremendous range of high street multiples, together with M&S and Sainsbury's anchor stores. Braehead also has an IKEA furniture store. The City Centre of Glasgow, at 17 miles east, has all the cultural, higher educational and leisure services normally associated with a major international centre.

The village has a regular bus service to Glasgow and there are main line rail links at Langbank (4.5 miles) and Johnstone (7 miles). Glasgow Airport is only 10 miles and offers domestic and international flights. The A761 leads to the A737 and, subsequently, to the M8 motorway corridor, which provides fast motor car access to central Scotland and beyond.

JUNIOR AND HIGH SCHOOL, KILMACOLM GOLF CLUB, LOCH, PARK AND PIERI'S



VIEW OVER THE COUNTRYSIDE FROM THE OFFICE



*A six bedroom villa
that has been carefully
maintained, modernised
and re-decorated
offering the finest
outlook in the village*



Conveniently positioned minutes from transport facilities and local amenities, a period red sandstone, six bedroom, semi-detached villa, originally dating from circa 1900. Internally, the property has been comprehensively redesigned and reworked in recent years and now offers versatile family accommodation within three public rooms and six bedrooms, formed over three substantial levels and offering one of the finest outlooks in the entire village.



This property is as unique as it is beautiful! The traditional building has been carefully maintained, modernised and re-decorated, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, with exquisite, restored period detailing including ornate cornicing and rose work, fireplaces and skirtings, which is inherent with a home of this age and character. The property is surrounded by carefully tended gardens, mainly lawned and screened by a variety of mature trees. The gardens have been carefully designed to provide seasonal colour and a gate at the base of the rear garden opens directly onto fields - perfect for dog walkers! The patio enjoys a quiet spot and is the perfect spot for a lazy summer's day. There is a driveway to the front and side providing off road parking for a number of vehicles, leading to a detached single garage.

The subjects are entered via a private entrance vestibule. A further glazed timber

door leads through to a large, welcoming reception hallway, with staircase off to the upper landing and access to all ground floor apartments. There is a spacious understairs cloaks/storage cupboard offering the perfect spot for everyday essentials. A handy shower-room is located just off the hallway and benefits from bespoke vanity furniture. The lounge is of palatial proportions with both high ceilings and intricate ceiling cornicing and offers a range of furniture configurations. The triple picture windows to the front aspect flood the room with natural light and offer stunning views over the surrounding countryside. The feature fireplace is the key focal point of this room. The separate dining room has ample space for a table and chairs for more formal dining with friends and family. The bay window to the front aspect offers similar views to that of the lounge. This room also has a feature fireplace. A cosy family room is also located on the ground floor and is sure to be a popular feature with younger members of the family and for 'mum keeping an eye', as this room is located just

across from the kitchen. This is a really snug room on a winters night watching the latest blockbuster on the wall mounted TV!

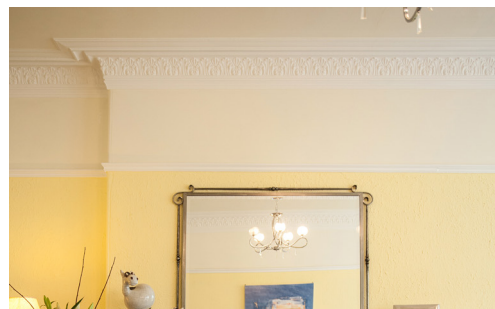
The kitchen/diner has been beautifully fitted (Howdens 2012) to include a stunning range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace, extending into a 'preparation zone' in the original scullery. It further benefits from space for a range cooker and an integrated fridge, wine cooler and dishwasher – making this the ideal kitchen for an aspiring chef! There is also space for a further American style fridge/freezer and offers very interesting views over the gardens to the rear aspect. There is ample room in this area for a table and chairs for more informal dining and this zone is certain to become the very 'heart' of the home. A spacious boot-room is located off the kitchen and is plumbed for both a washing machine and tumble dryer. Access can be gained from here to the boiler room and additional storage.







THE SPACIOUS LOUNGE WITH INTRICATE PERIOD FEATURES



The original sweeping staircase leads to first floor level revealing four substantial double bedrooms and a fantastic family bathroom (installed 2013). The master bedroom is the last word in luxury with a bay window offering tremendous views into the distance. The remaining bedrooms all have space for additional freestanding furniture if required and two still have the original fireplaces. The deep storage cupboard in the third bedroom would be ideal for conversion into an en-suite shower-room (STPP). The three piece bathroom, with the original panelling restored, creates the perfect ambience in

which to unwind. An ornate stained and leaded glass window provides a stunning focal point from the landing. A laundry cupboard complete the accommodation on this level.

A further staircase to second (attic) floor level reveals two further well-proportioned bedrooms. The largest of these rooms is currently being used as a fantastic home office and both rooms have ethernet sockets. The views from this level are without doubt the finest in the village! This very adaptable level would be ideal for a teenager or might suit those requiring live/work arrangements

and could easily be used as a one bedroom apartment. Additional storage is also available on this level.

The specification includes gas central heating, double glazing to the front aspect and a security alarm system for additional peace of mind and comfort.

McEwan Fraser Legal are of the opinion that early internal inspection is absolutely imperative to appreciate the extent, standard and flexibility of accommodation on offer at this asking price and to avoid disappointment.



THE BEDROOMS

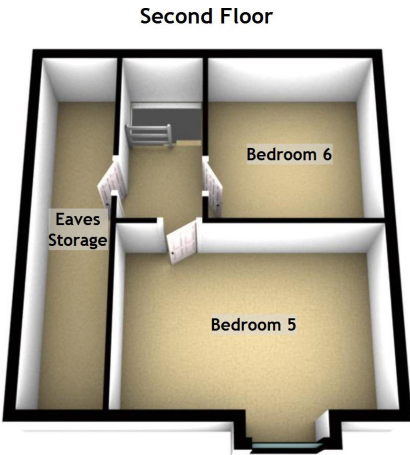
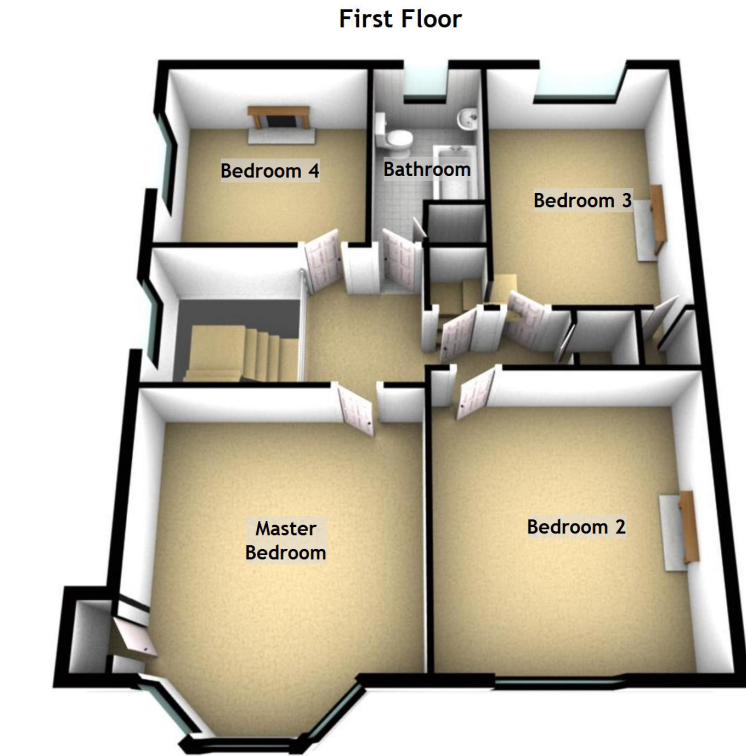
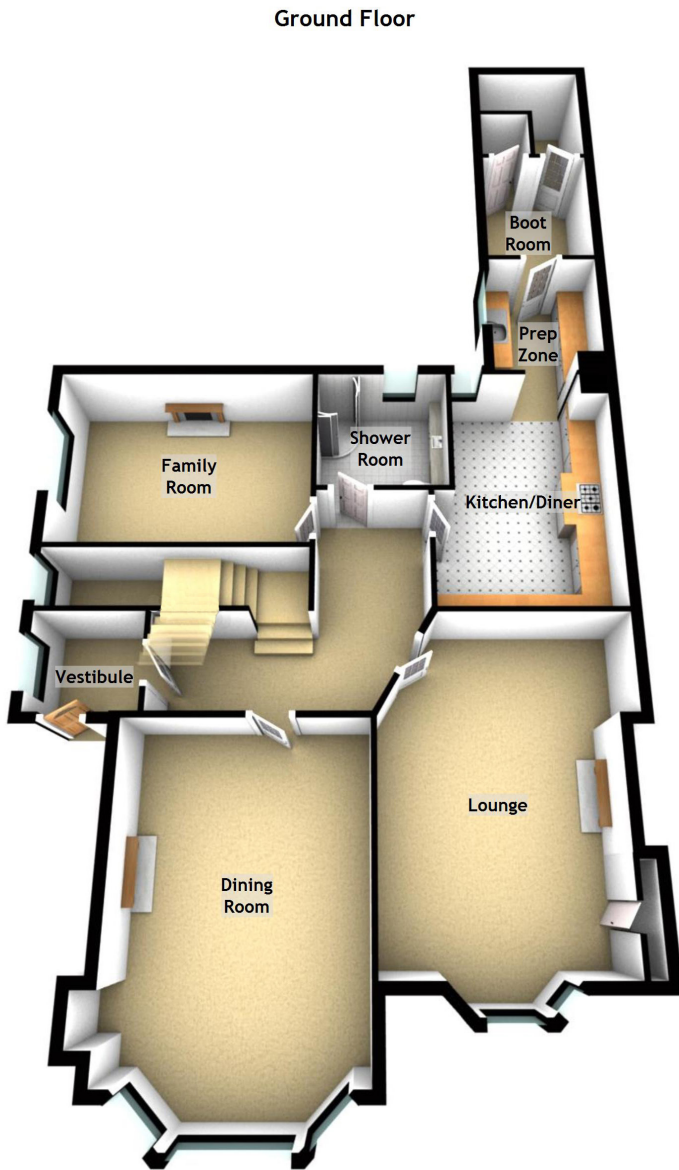


THE BATHROOMS



Specifications

FLOOR PLAN & DIMENSIONS



APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.74m (18'10") x 4.27m (14')
Kitchen/Diner	4.52m (14'10") x 3.55m (11'8")
Utility	2.49m (8'2") x 2.32m (7'7")
Dining Room	5.38m (17'8") x 4.04m (13'3")
Family Room	4.61m (15'1") x 3.35m (11')
Bedroom 1	4.66m (15'3") x 5.36m (17'7")
Bedroom 2	4.50m (14'9") x 3.64m (11'11")
Bedroom 3	4.50m (14'9") x 3.14m (10'4")
Bedroom 4	3.42m (11'3") x 3.36m (11')

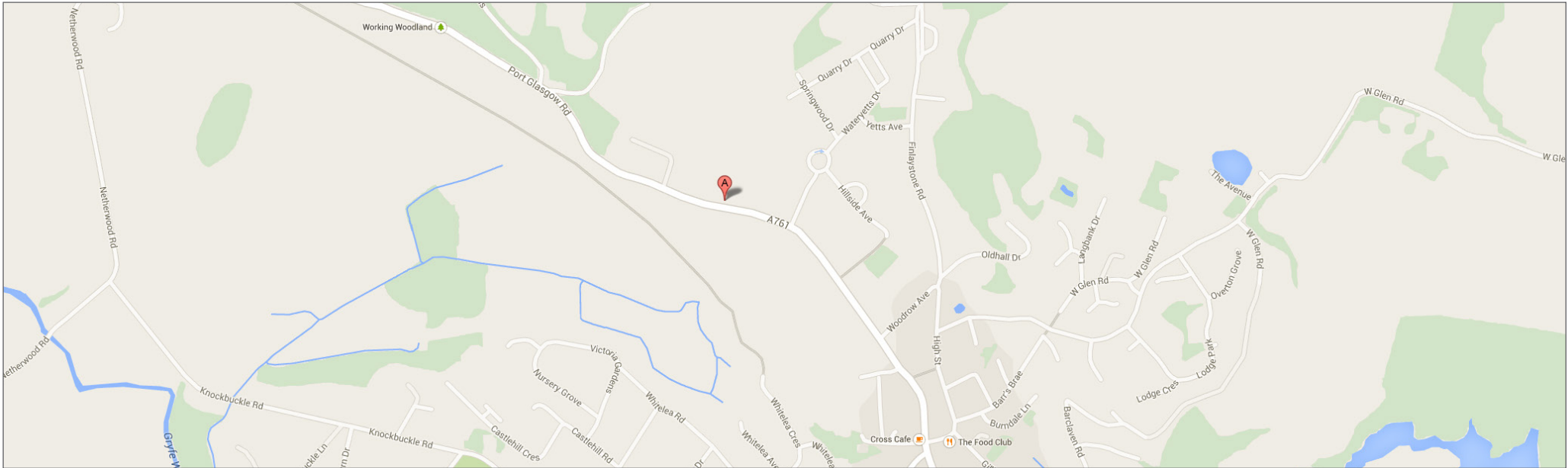
Bedroom 5	4.88m (16') x 3.81m (12'6")
Bedroom 6	3.31m (10'10") x 3.15m (10'4")
Shower Room	2.34m (7'8") x 2.26m (7'5")
Bathroom	3.40m (11'2") x 1.85m (6'1")
Boot Room	2.47m (8'1") x 2.32m (7'7")
Boiler Room	1.19m (3'11") x 0.66m (2'2")
Coal Bunker	2.23m (7'4") x 1.83m (6')

APPROXIMATE INTERNAL FLOOR AREA (M²)

217m²



HOW TO GET THERE






McEwan Fraser Legal
 Solicitors & Estate Agents



Text and description
DARREN LEE
 Regional Manager



Professional photography
CATHERINE MARKIE
 Photographer



Layout graphics and design
REBECCA DALE
 Senior Designer