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KILMACOLM, INVERCLYDE, PA13 4LA

Kilmacolm village is one of the prettiest villages in Inverclyde and has a real sense of community and heart. The village has an excellent range of local stores, offering everyday provisions, popular village restaurants, gift shops and the newly opened 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 and bowling. 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. The 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 & Ardsrossan, 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 mainline 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.



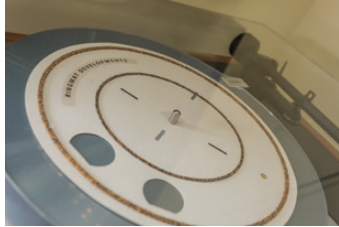
We are delighted to offer for sale this exclusive, three bedroom, top-floor apartment positioned within the sought after and established Whitelea Court development in Kilmacolm. This property would be a fantastic acquisition for a wide variety of purchasers looking for their ideal home - whether it be the younger market, professionals who want to retain an easy to manage home within striking distance of the main commercial centres or those looking to downsize.

The apartment has been well designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

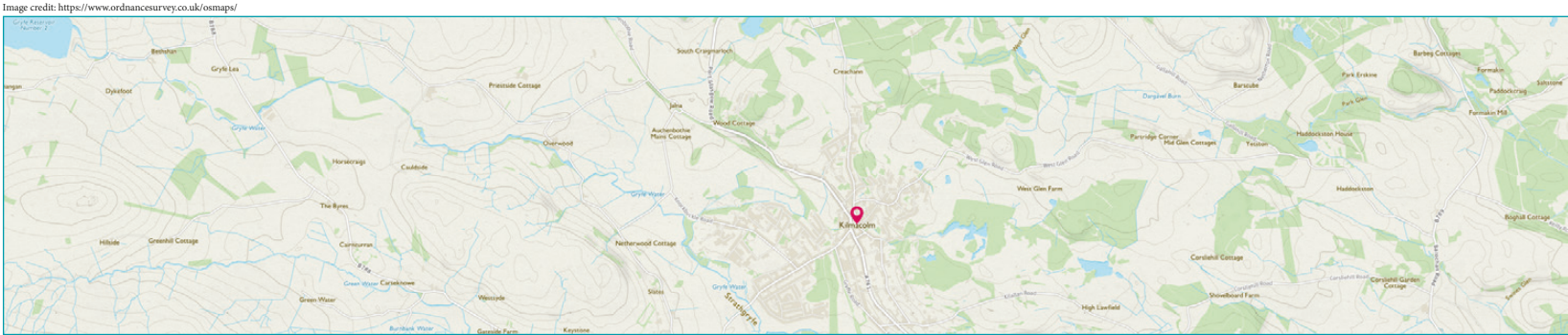
The flat has a host of features which include; Secure entry and a welcoming communal hallway. The spacious formal lounge coming dining area is flooded with natural light and boasts a pleasant outlook. This zone is popular when hosting dinner parties for friends and family. The fitted kitchen maximises workspace and storage, without sacrificing on style. It has a good range of floor and wall mounted units and a contrasting work surface. It comes complete with a host of integrated appliances and plumbed space for free standing appliances. The three well proportioned, bright and airy bedrooms have a range of furniture configurations and space for additional free standing furniture if required. The master bedroom is further complemented with an impressive ensuite. A contemporary bathroom suite completes the accommodation internally. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.

The flat has a single lockup garage and a well maintained communal garden.





THE BEDROOMS



Top Floor



Approximate Dimensions (Taken from the widest point)	
Kitchen	3.00m (9'10") x 2.60m (8'6")
Lounge	5.40m (17'9") x 4.30m (14'1")
Master Bedroom	4.30m (14'1") x 3.90m (12'9")
En-suite	2.10m (6'11") x 1.40m (4'7")
Bedroom 2	3.60m (11'10") x 3.15m (10'4") max
Bedroom 3	3.60m (11'10") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 94m²

EPC Rating: C

Extras (Included in the sale)

Carpets and floor coverings, light fixtures and fittings,
curtains and blinds.

THE DETAILS



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**Part
Exchange
Available**

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