



2 The Chalet

Pacemuir Road, Kilmacolm, Inverclyde, PA13 4JJ


McEwan Fraser Legal
Solicitors & Estate Agents

the location

KILMACOLM

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, and popular village restaurants, gift shops and 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 Inverclyde 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 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.





the property

2 THE CHALET

We are delighted to offer for sale this well maintained and modernised four-bedroom, cluster property, forming a quarter portion of a traditional 'Swiss' style villa, with outstanding views over Birkmyre Park and the surrounding countryside. This ideal family home has spacious and flexible living accommodation, over three levels, and has the added advantage of a driveway for a number of vehicles. The property has undergone an improvement programme over the past few years and is offered to the market in good decorative order. Properties of this 'unique' type and nature come to the market very rarely. The combination of the older style, with its good looks and character, coupled with the modern interior, will attract a variety of potential purchasers looking for their ideal family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Further appeal is the enviable position, with its stunning open outlook.

Formed over three levels, the property consists of a vestibule opening into a welcoming reception hallway, with stairs leading to the first floor. The open-plan kitchen/diner/living zone has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor hood, microwave, fridge/freezer and dishwasher - making this the ideal kitchen for an aspiring chef! There is also room for a washing machine. There is ample space in the open-plan living zone for a table and chairs and is the perfect area for relaxing or entertaining and offers a range of furniture configurations. With a picture window to the front aspect, which floods the room with natural light and offers open views over Birkmyre Park, this zone is sure to become the very 'heart' of the home! A family bathroom, with a shower over the bath, completes the accommodation on this level.









bedrooms & bathroom

The staircase to the first floor gives access to two well-proportioned bedrooms and both have ample space for additional free-standing furniture if required. The master bedroom offers similar views to that of the lounge and has room for the installation of an en-suite shower-room (STPP). The second bedroom has a large storage cupboard and would make a super home office for those requiring live/work arrangements.

Continuing upwards, on the second floor are two further bedrooms, both with storage facilities and with space for additional free-standing furniture if required. This level would be ideal for a family member requiring a level of privacy and independence. Additional storage can be found on the landing and access to the loft space is gained from here.

Gas central heating and (mostly) double glazing are included for added convenience and comfort.

The property further benefits from a fully-enclosed front garden with a feature patio, which is a real sun trap. The outlook and the quietness of this spot were major factors when the owners chose this property ahead of others. The driveway offers off-road parking for a number of vehicles. Furthermore, there is storage within the basement (access from an external door) and a share of the drying green in the rear garden.





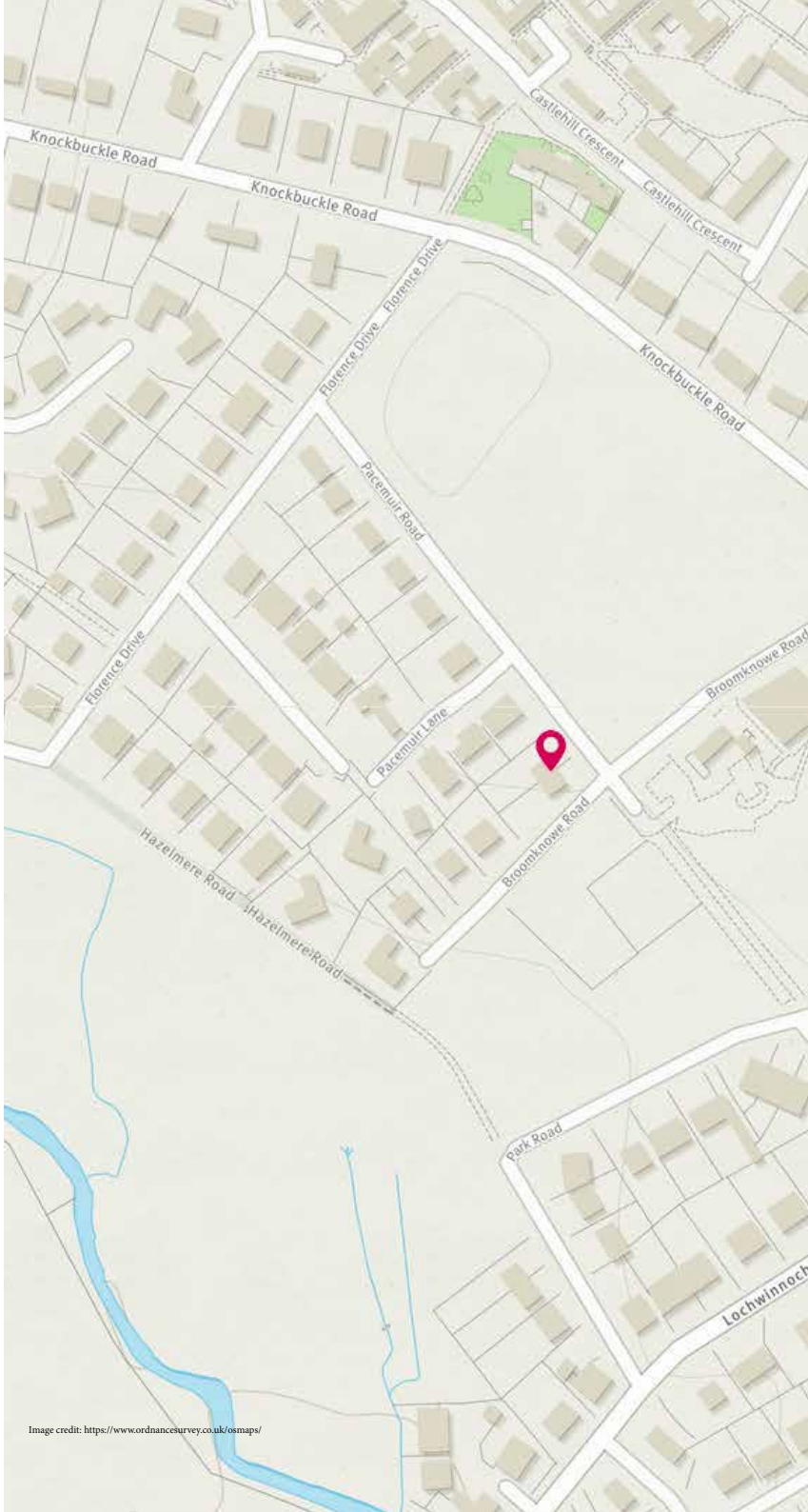
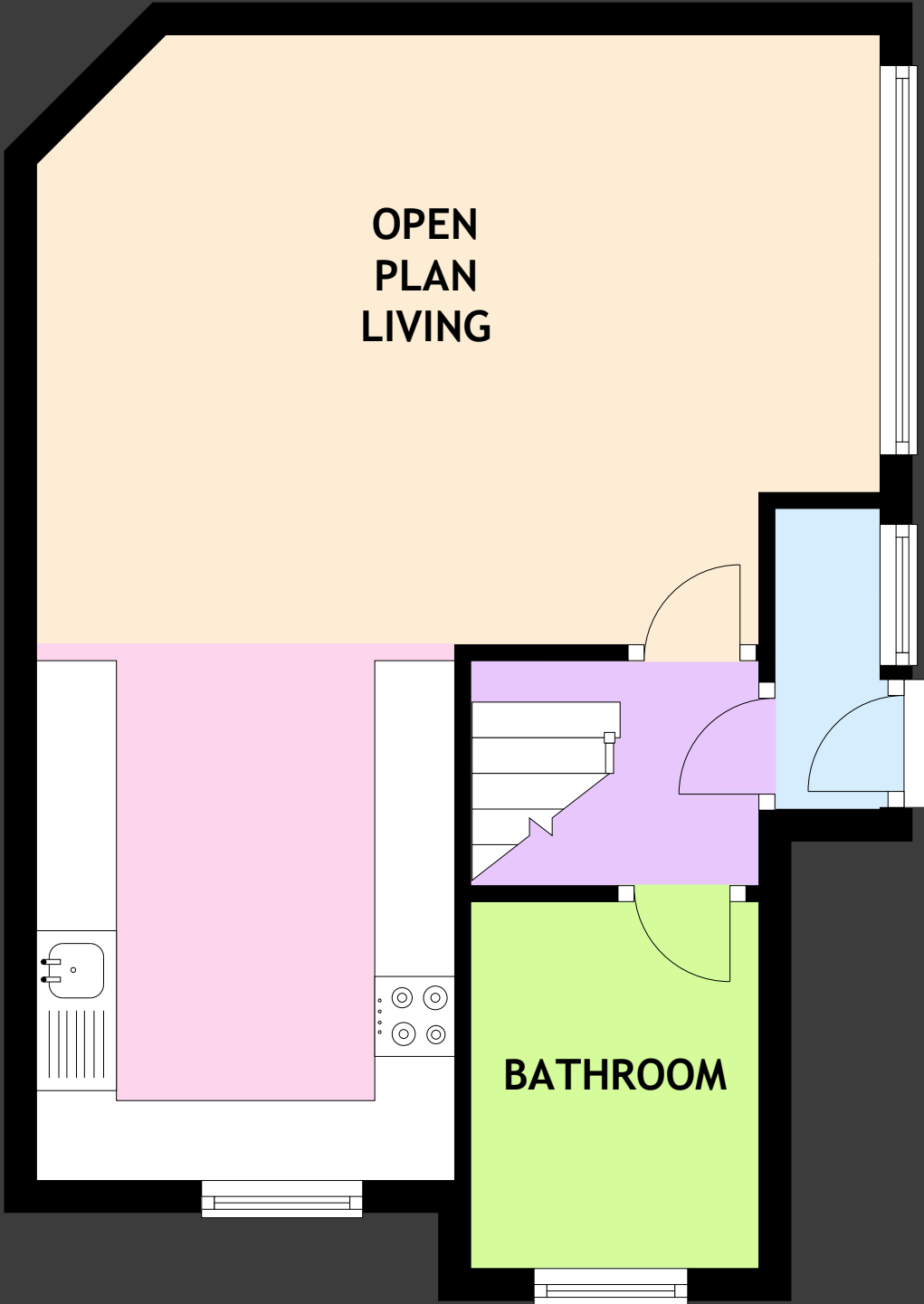
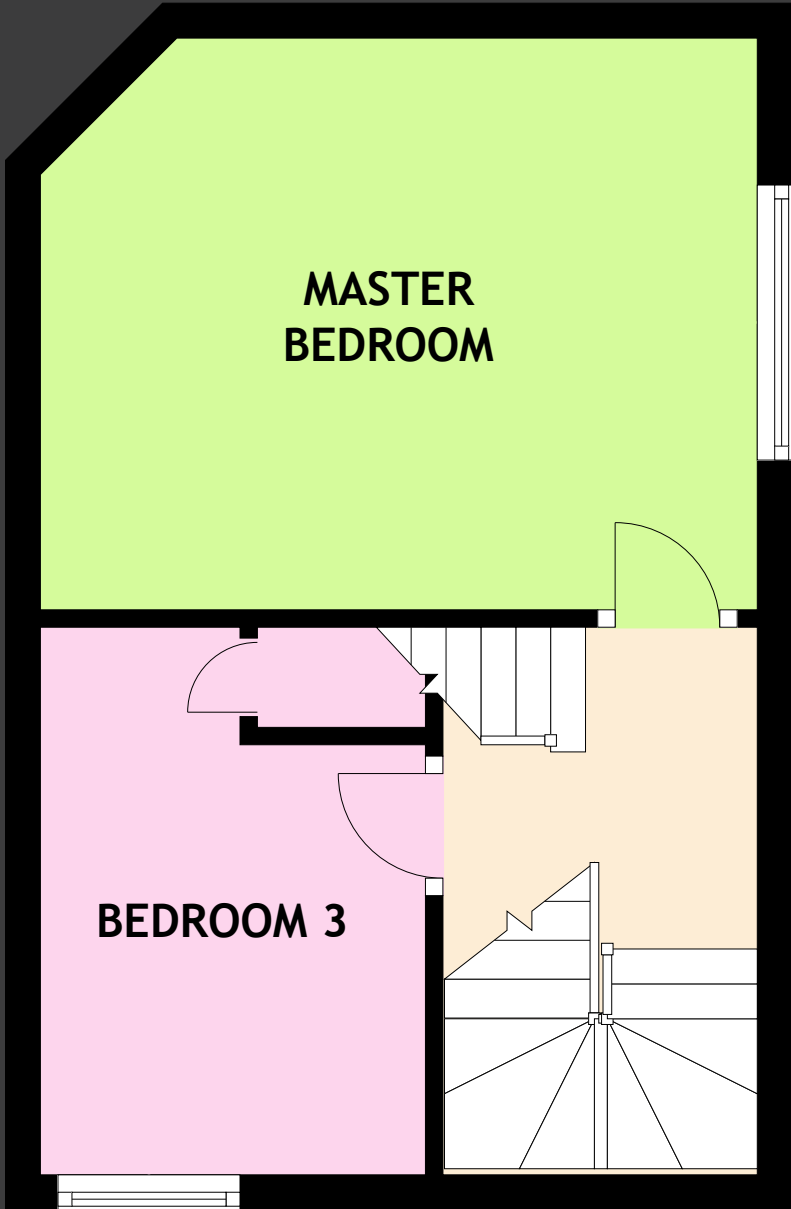


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the details

FLOOR PLAN | DIMENSIONS | LOCATION

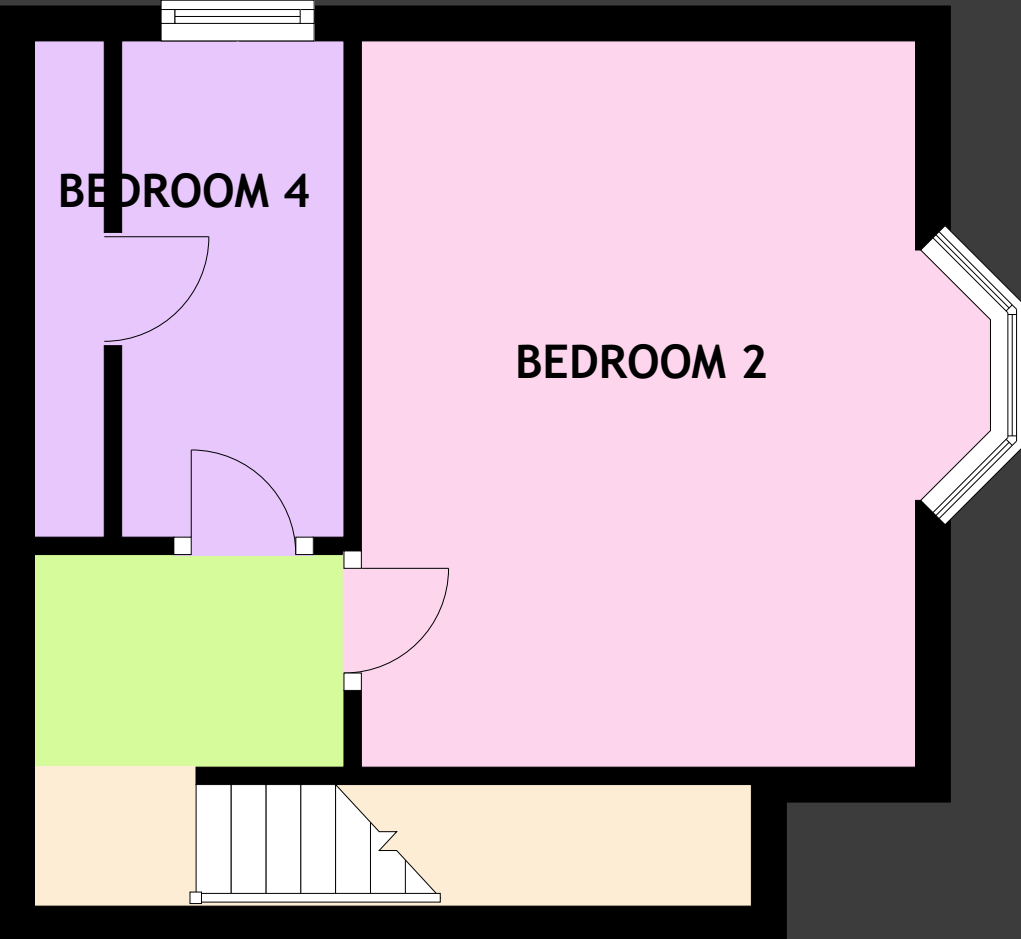


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.30m (20'8") x 6.00m (19'8")
Master Bedroom	6.00m (19'8") x 3.00m (9'10")
Bedroom 2	4.80m (15'9") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 2.40m (7'10")
Bedroom 4	3.40m (11'2") x 2.00m (6'7")
Bathroom	2.29m (7'6") x 1.80m (5'11")

Gross internal floor area (m²): 94m²

EPC Rating: D






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