



A stunning four bedroom villa

Tastefully decorated and further enhanced by oak and ash finishings throughout



13 Hollybush Lane

Castlebank, Port Glasgow, Renfrewshire, PA14 6QZ



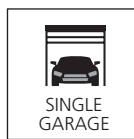
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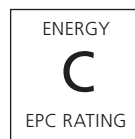
4 BED



2 BATH + WC



SINGLE
GARAGE



ENERGY

C

EPC RATING

CASTLE BANK

Port Glasgow

13 Hollybush Lane is nicely positioned in Port Glasgow which has a range of local facilities including a supermarket and high street banking. There is more extensive facilities within adjacent Greenock. The town has a railway station with electrified services giving access to Glasgow central. For the commuting client, with Langbank just a short distance away which has a well respected Primary School and offers local amenities including local shopping and public transport via the railway station and bus service. The

neighbouring countryside caters for a wide range of sporting/leisure activities including fishing, golf, shooting, sailing and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

Locally there is a wide range of recreational activities with a thriving equestrian community and for the golf enthusiast exceptional opportunities

at Royal Troon and Prestwick as well as numerous local courses including Gleddoch Golf and Country Club and Kilmacolm golf club. Field sports are also in abundance with good salmon and trout fishing available on the River Rye and Garnock while game shooting and stalking is available by arrangement from local estates. Nearby Clyde Muirshiel Regional Park has a wide range of outdoor activities including sailing, kayaking, canoeing, windsurfing, archery, mountain biking, hill walking and orienteering.



HOLLYBUSH LANE

Striking four bedroom villa

Part Exchange available! We are delighted to introduce to the market this striking 4 bedroom villa which would make an ideal home for a growing family. Inside this stunning property, you will find exceptional design and an inspired layout over 2 levels which provides light filled and spacious accommodation. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great

emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. This family home is finished to a high standard throughout. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children, whilst offering unrestricted views of the surrounding area. On entering the home through the entrance hallway,

which has a handy cloakroom, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. The welcoming hallway leads to all apartments on this level - and sets the tone for the rest of this beautiful property. The immediately impressive formal lounge is flooded with natural light to the front aspect and is the perfect place in which to unwind after a hard day. The dining

kitchen has been professionally fitted to include a quality range of modern floor and wall mounted units with a striking worktop - which provides a fashionable and efficient work-space. It comes complete with a range of integrated appliances and a handy utility area. Access to the integral garage can also be from this room. The dining area is popular when hosting dinner parties for family and friends - and the chef is never too far away from the party. On

the upper level you will find four well proportioned bedrooms with the master bedroom having an impressive ensuite and also boasts an envious dressing room. Two of the bedrooms are further enhanced with built in wardrobes - creating excellent storage space. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. An attractive four piece family bathroom completes the

impressive accommodation internally. Externally, you will notice the house has been designed to make a strikingly beautiful visual statement. There is an integral garage and a mono bloc driveway leading to this. To the rear, great care and attention has been paid to the landscaping in the tiered garden. High specifications of this family home also include double glazing and gas central heating for a warm, yet cost effective way of living all year round.



"..The immediately impressive formal lounge is flooded with natural light to the front aspect and is the perfect place in which to unwind..."

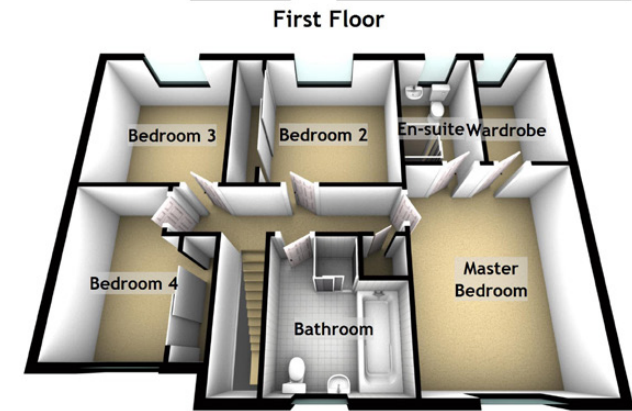
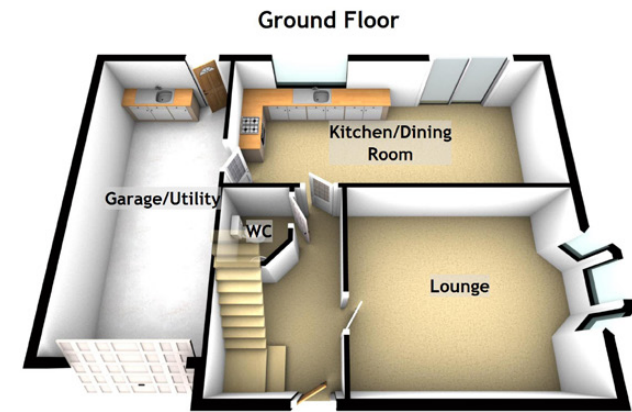




THE BEDROOMS



"...All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required..."



Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'5") x 4.10m (13'5")
Kitchen/Dining Room	7.30m (23'11") x 3.20m (10'6")
Master Bedroom	4.60m (15'1") x 3.50m (11'6")
Wardrobe	2.70m (8'10") x 1.70m (5'7")
En-suite	2.70m (8'10") x 1.70m (5'7")
Bedroom 2	3.20m (10'6") x 3.11m (10'2")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bedroom 4	3.50m (11'6") x 2.40m (7'10")
Bathroom	3.00m (9'10") x 2.70m (8'10")

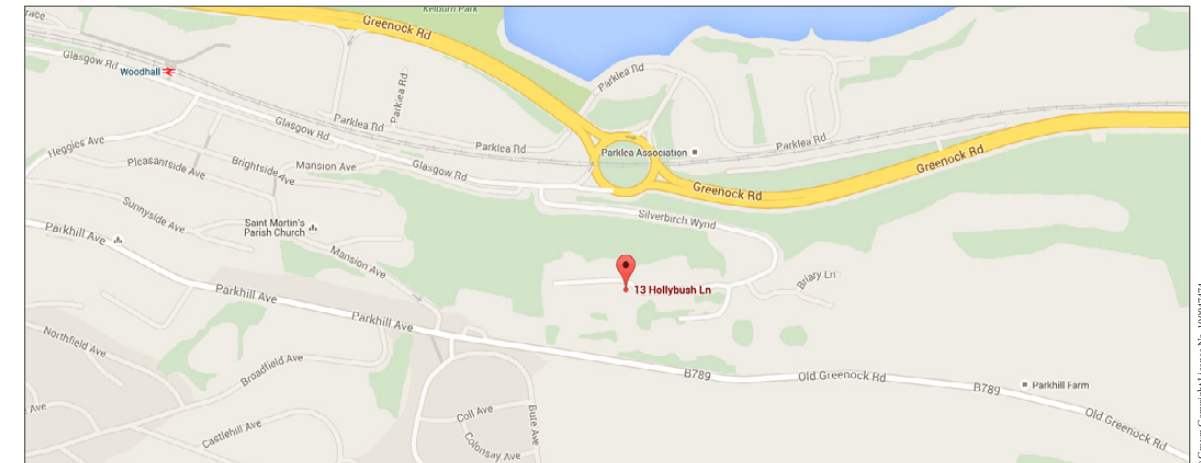
WC	1.60m (5'3") x 1.40m (4'7")
Garage/Utility	6.70m (22') x 3.00m (9'10")

Gross internal floor area (m²)

132m²

Extras
(Included in the sale)

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





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

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Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer