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KILMACOLM, WEST RENFREWSHIRE, PA13 4QP

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, 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. 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.



EXTREMELY WELL MAINTAINED AND MODERNISED THREE BEDROOM MID-TERRACE VILLA IN THE PRETTIEST VILLAGE IN RENFREWSHIRE



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 and 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 thirteen 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 seventeen 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 (four and a half miles) and Johnstone (seven miles). Glasgow Airport is only ten 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.

St. Columbas's Senior & Junior School, The Kilmacolm Golf Club, Pieris, The Knapps, Statue at Birkmyre Park and views from the property

We are delighted to offer for sale this extremely well maintained and modernised three bedroom, mid-terrace villa, which is formed over two levels and is situated in a popular location within one of the prettiest villages in Renfrewshire. This ideal family home has spacious and flexible living accommodation and has been competitively priced to realise an early sale, with the advantage of parking opposite for two vehicles. (We understand that the current parking provision is not included within the title of the property)

The property has been well maintained by the current owners and is offered to the market in very good decorative order. Properties of this type and nature come to the market very rarely. The stylish interior will attract a variety of potential purchasers looking for their ideal family home.

In more detail, the accommodation consists of a vestibule opening into a welcoming and broad reception hallway. Immediately impressive 'L' shaped lounge/diner, which is a bright and airy room and has space for a dining table and chairs for more relaxed dining with friends and family. A set of French doors open from here into the rear garden, which is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion. The feature fireplace is the other key focal point of the room. A fully fitted kitchen displays a good range of contemporary floor and base units, with the added benefit of an integrated oven, hob and extractor hood. There is also space for a washing machine, dishwasher and an upright fridge freezer. There is a useful understairs cupboard and a door opening directly into the rear garden.



The first floor offers three, extremely well appointed, double bedrooms, all of which have space for additional free standing furniture if required. The second bedroom also benefits from storage facilities. A contemporary and fully-tiled bathroom completes the impressive accommodation on this level. Access to the loft space can be gained from the landing and the space that exists within this zone is ripe for conversion into additional living accommodation (STPP). Neighbouring properties have carried out similar works.

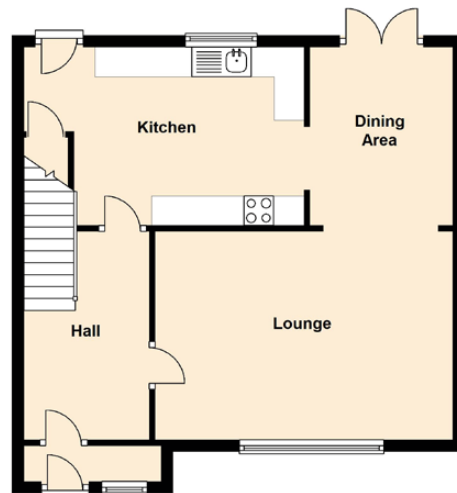
The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round.

Externally, the property benefits from a virtually maintenance free front garden and parking for two vehicles opposite. The two tier rear garden has been designed for ease of maintenance and is fully enclosed. This provides a private and safe environment for children.





FLOOR PLAN, DIMENSIONS & LOCATION

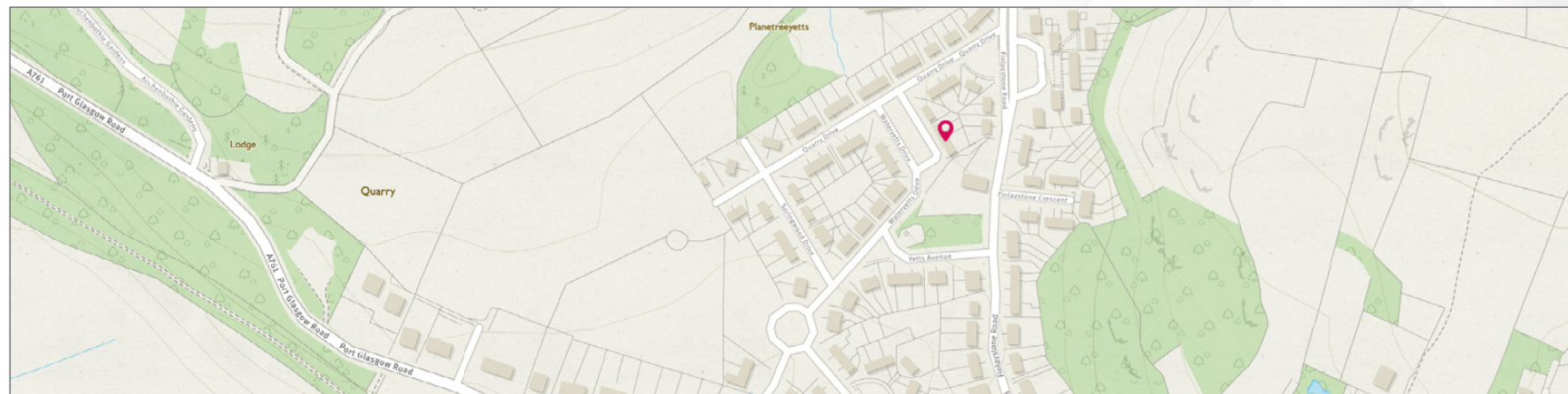
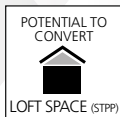


Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Dining Area	3.00m (9'10") x 2.40m (7'10")
Kitchen	4.70m (15'5") x 3.00m (9'10")
Master Bedroom	4.20m (13'9") x 3.70m (12'2")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Bathroom	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²) - 97m²

EPC Rating - C





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Part
Exchange
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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