



cochrandickie
ESTATE AGENCY

75 Lochwinnoch Road,
Kilmacolm PA13 4LG

www.cochrandickie.co.uk







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Situated in this much sought after area of Kilmacolm is this detached chalet villa set only 0.2 miles from the village centre and only 150m from the school gates of Kilmacolm Primary School.

An entrance vestibule leads to the reception hallway which leads to the fourth bedroom on the ground floor, fantastic open plan dining size lounge with floor to ceiling windows and a wood burning stove as the focal piece in the lounge. The bright kitchen has white high gloss wall & base units with integrated oven, five burner hob, extractor hood, fridge freezer and dishwasher. The separate utility room is of great proportions and also has plumbing, storage and a door to the side driveway. Completing the ground floor is a cloakroom with WC and wash hand basin.

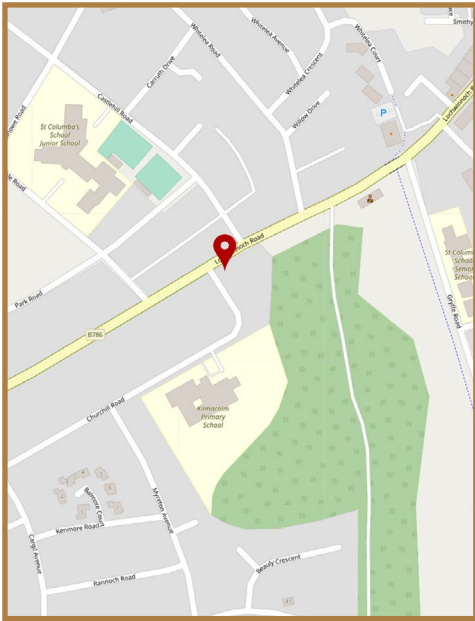
On the first floor there is a lovely bright upper landing leading to three further double bedrooms, study and the family bathroom.

Externally the subjects have been well maintained with the benefit of a new roof in 2021 including UPVC fascia boards and guttering. The lawn gardens wrap around the property with timber fencing securing each portion for added security and privacy.

The specification also includes gas central heating (boiler replaced 2018) and double glazing.

Kilmacolm village centre offers a range of shops and facilities which will adequately cater for everyday needs and requirements. The prestigious St Columba's School is conveniently situated within the village along with Kilmacolm Primary School just metres away. There are social and recreational facilities which are all catered for which include golf club, tennis club, bowling club and restaurants. Kilmacolm is a short drive away from Johnstone bypass which links up with the M8 motorway and connects to the Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. Furthermore, Kilmacolm is ideal for the Clyde coastline.





EPC rating

C

Office
Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

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