



**cochrandickie**  
ESTATE AGENCY

**Novar**  
**Duchal Road,**  
Kilmacolm PA13 4AS

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



# Novar Duchal Road, Kilmacolm PA13 4AS

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'Novar' is an elegant semi detached family home from what was known as the 'Mauve Decade' (1895) set in the heart of Kilmacolm Village amidst well tended lawn garden grounds walled on three sides. Offering great flexibility in terms of accommodation and with its proximity to the village centre only being 100m or thereabouts this home is sure to appeal.

has power & light as well as natural light via three separate Velux windows.

Whilst this lovely family home requires some upgrading it is a rare to the market opportunity to have a substantial semi detached villa this close to Kilmacolm Village.

Entering this home through the entrance vestibule, immediately you get a sense of the period with its stained floorboards and original balustrade all providing character and warmth along with fabulous natural light.

The specification includes gas central heating, a mixture of double glazed windows and sash & case windows as well as a security alarm system. There is a stone chipped driveway providing ample off street parking.

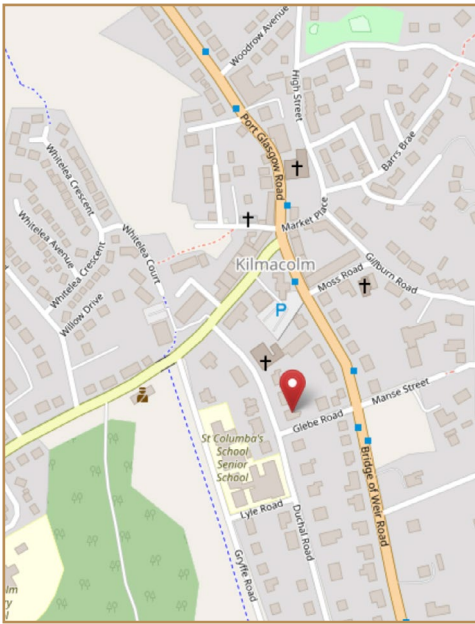
The broad reception hallway leads to the front facing formal lounge with 'Oriental' window and feature fireplace, sitting room to the rear, breakfast kitchen which has access to the conservatory and a substantial utility that was added some years after the original 1895 construction. The kitchen is of fabulous proportions and benefits from a gas AGA. The sitting room and conservatory both overlook the lawn gardens. Completing the ground floor is a cloak room as you enter the property with WC and wash hand basin.

The stunning rear gardens enjoy a south facing orientation mainly laid to lawn with apple trees and stone wall bordering.

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. 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.

The period staircase leads to the first floor where there are four double bedrooms, a shower room and a family bathroom. The principal bedroom mirrors the floor below with its 'Oriental' window and views to the historical St Columba's church. A pull-down ladder gives access to a fantastic attic that





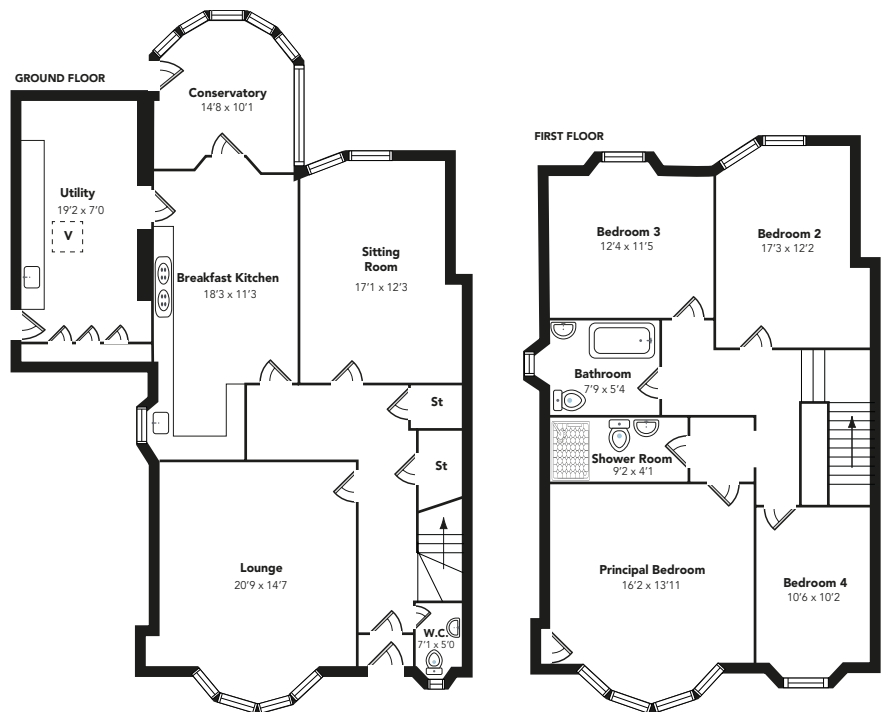
EPC rating

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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

## Our Offices

21 Moss Street, Paisley PA1 1BX  
LP7 Paisley  
t. 0141 840 6555  
f. 0141 848 9168  
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
f. 01505 615 682  
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk

