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ESTATE AGENCY

Escafeld
Florence Drive,
Kilmacolm PA13 4JN

www.cochrandickie.co.uk



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'Escafeld' is a charming detached bungalow with panoramic south westerly views over farmland to Balrossie.

and again bordered by trees and hedgerow.

The property is positioned at the foot of Florence Drive with easy walking distance to Birkmyre Park and Kilmacolm village. The property offers flexible accommodation comprising; reception hallway with W/C and storage off, front facing lounge with stunning open aspects, fireplace with solid fuel fire and French doors leading to the side elevation.

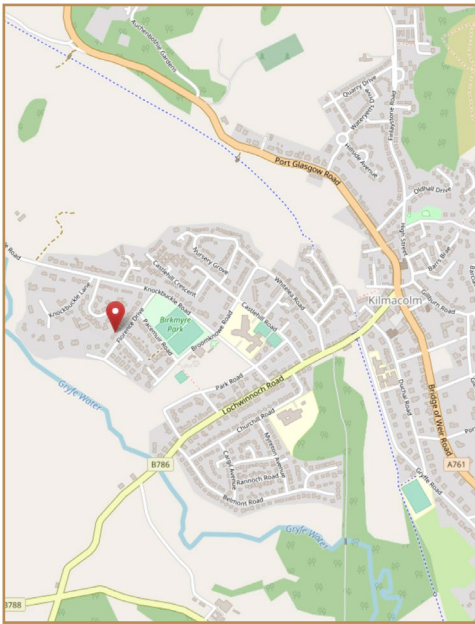
The specification includes gas fired central heating and double glazing.

The village centre offers a range of shops and facilities which will adequately cater for everyday needs and requirements. The prestigious St Columba's Primary school is located further along Knockbuckle Road and the main 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, plus a gym facility at Birkmyre Park. Kilmacolm is a short drive away from the A737 Johnstone bypass which links up with the M8 motorway and connects to the Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre.

There are three double bedrooms and a shower room. A tv room leads to a fabulously proportioned dining room and kitchen that has sliding patio doors to the front and a further door leading to the garden at the rear

Externally there is a substantial stone chipped driveway to the front with lawn bordered by a mature hedge. To the rear there is a patio area, lawn and summer house all extremely private





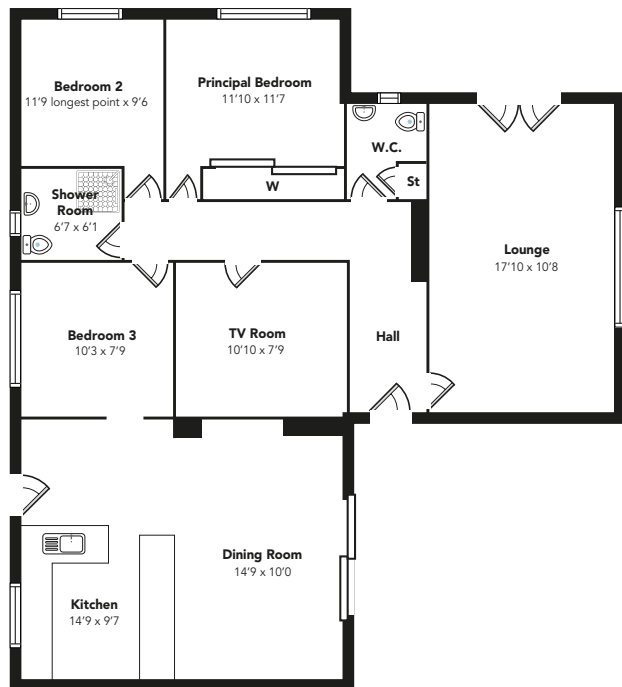
EPC rating

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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

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