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ESTATE AGENCY

Hazelwood, Bridge of Weir Road,
Kilmacolm PA13 4AP

www.cochrandickie.co.uk







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'Hazelwood' is a beautiful detached, sandstone villa located in the heart of Kilmacolm village. The property is a blank canvass for buyers with a vision to create their perfect family home.

The storm doors at the front of the house open to the reception hallway which draws you into the house and leads to the apartments on the ground floor and has a stair to the upper level. Under the stair there is a useful cloakroom and WC. The principle living room is at the front of the property and has a deep bay window and an open fire for cosy evenings. There are period features including corncicing, high skirting boards and panel doors which are a common theme continuing throughout the property. The formal dining room is on the opposite side of the hall and is an impressive room to dine on holidays and high days, entertaining friends and family. The third public room is a flexible space, with a fireplace, that looks to the back garden and can be used as another sitting room or whatever a family requires. The kitchen, utility room and pantry provide an opportunity to create a wonderful bright space with charming garden views and plenty of room to house appliances.

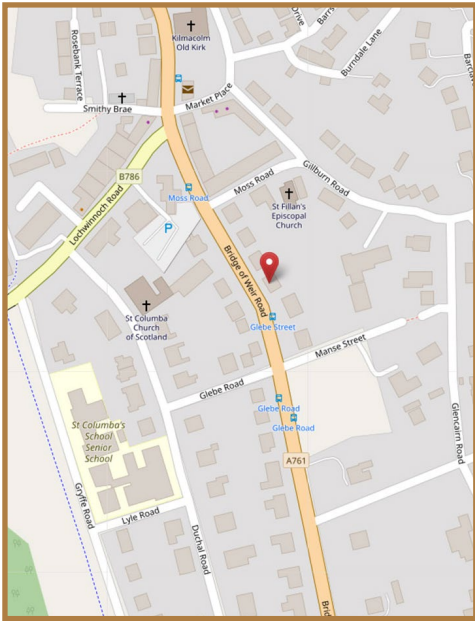
On the upper level there are four bedrooms and a bathroom. All the bedrooms are double rooms and the bathroom has a three piece suite and a skylight window. Bedroom one has a dormer window to the front and bedroom two features dual aspects letting in plenty of light.

The upstairs views from the rear of the house allow you to see across the village and to the countryside beyond.

The property occupies a generous plot with off street parking on a stone chipped driveway and an immediately impressive garden at the back of the house. The rear garden has an expansive lawn, mature beds well stocked with plants, a kitchen garden area and a Lilly pond with a water feature. There are outbuildings ideal for tool storage and workshop space as well as a detached double sized garage at the side of the property.

The property is in an enviable position being so convenient for access to the amenities in the village and also an easy walk to St Columba's High School if required.



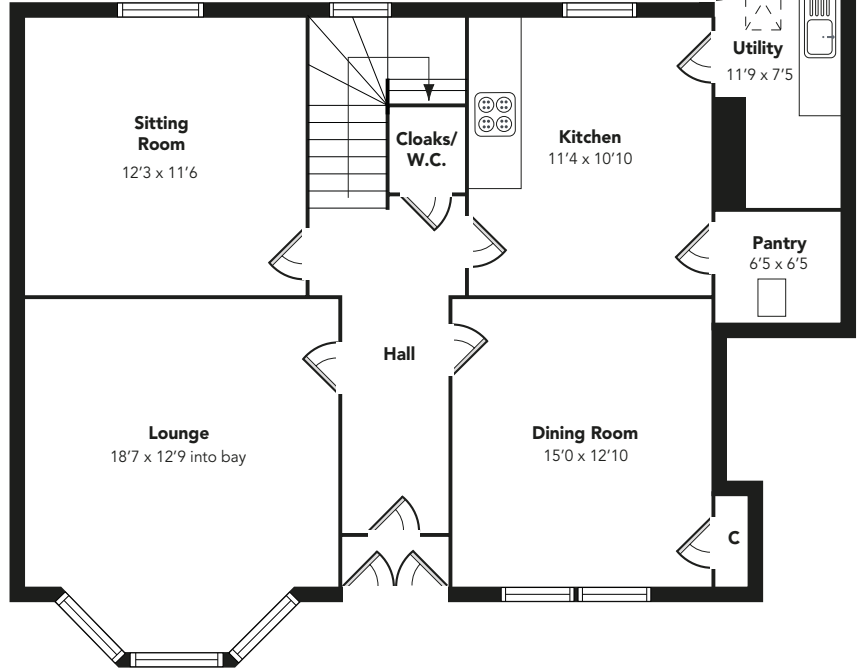


EPC rating
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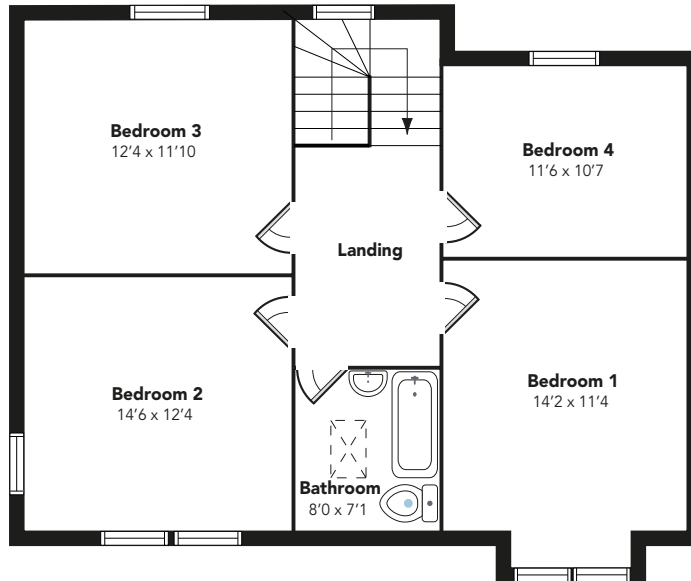
Office
Bridge of Weir

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.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

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