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ESTATE AGENCY

'The Garden Flat'
Burndale, Barclaven Road,
Kilmacolm PA13 4DQ

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This incredibly rare garden flat is set in a former Victorian mansion house offering spacious and flexible accommodation, set within only 500m of walking distance from the centre of the village of Kilmacolm.

Situated at the lower end of Barclaven road, a stone chipped driveway provides off street parking with a path leading to the entrance of the property via some landscaped gardens. The property is accessed at the side elevation of the building offering fantastic privacy.

An entrance vestibule leads to an incredible 40' long hallway that leads to the accommodation that comprises; three bedrooms, fabulous bay window lounge, breakfast kitchen and the house bathroom. Upon entering it is immediately apparent that there is a wealth of character and period features.

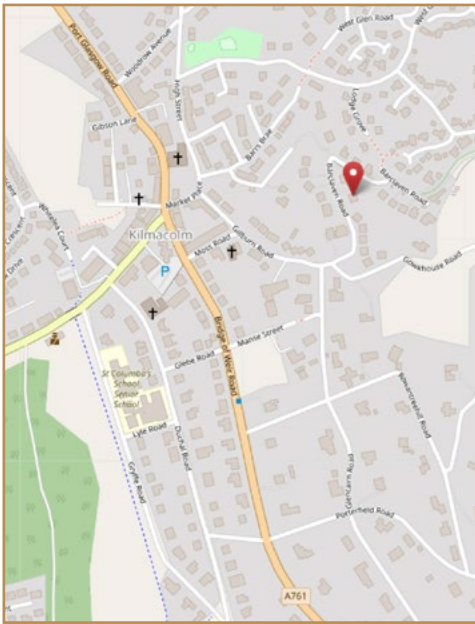
Off the hallway is a stairwell to a study/office that leads to a fantastic storage area.

The property retains many period features including ornate cornice

and ceiling roses, deep skirting boards and architraves. The property is situated in a leafy lane type environment in the heart of Kilmacolm. The private gardens are secluded with mature trees and shrubs with a lawn and patio immediately adjacent to the kitchen.

The house is set at the favoured lower end of Barclaven Road providing a relatively flat and pleasant walk to the village centre which is about 500 meters away. 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. Also located close by is Glen Moss wildlife reserve which is a natural haven for songbirds, waterfowl, amphibians and insects, particularly dragonflies and damselflies.

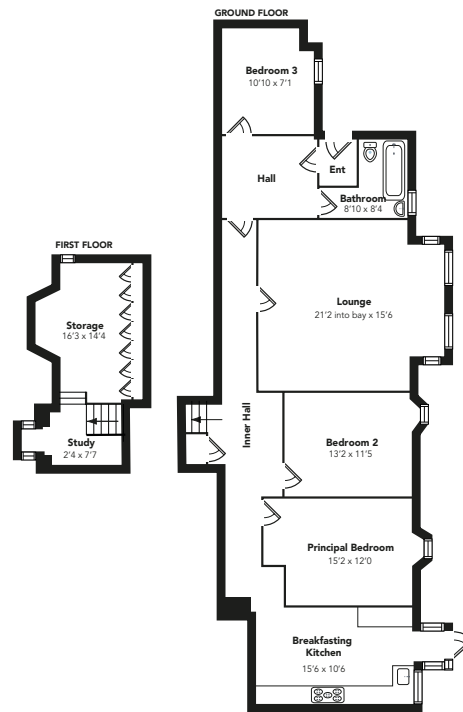




EPC rating
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Office
Bridge of Weir

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 Plusplans

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