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ESTATE AGENCY

'Parana'

Knockbuckle Road

Kilmacolm Pa13 4JU

www.cochrandickie.co.uk



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'Parana' is one of the most eagerly anticipated homes to come to the Kilmacolm market for some time. Set on the much admired and highly sought after Knockbuckle Road, the designer of this property also was the architect for several others in the street and for the modern development of Millburn Drive. You will see from its design how 'ahead of his time' he was as Parana was completed in 1964!

Now requiring modernising and upgrading we would expect any potential purchaser to enhance what is already here and with the correct permission perhaps, maybe re-model; however the current layout of the property is similar to what builders are constructing today.

Entered via an entrance vestibule or a second hallway adjacent to the car port the property has accommodation comprising; inner hallway wet room; fourth bedroom or reception room, open plan living/ dining area to kitchen, separate dining and utility rooms; and three bedrooms on the first floor, the principal with en suite shower room. Completing the accommodation is the house bathroom.

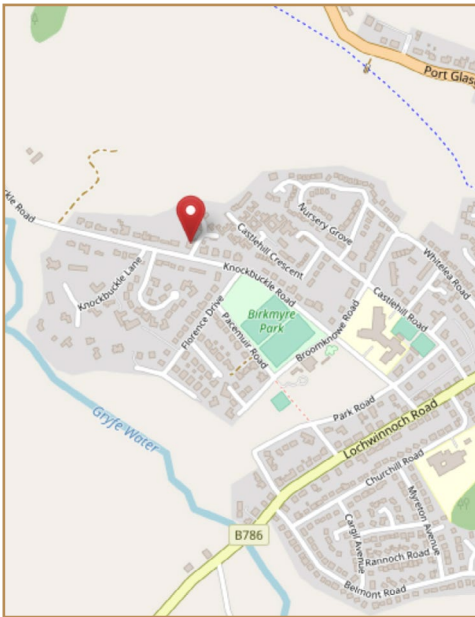
The private mature garden grounds are extensive. To the front a tarmac driveway leads to the car port. There are mature trees

and stone chips. To the rear the garden is laid to lawn with mature trees and hedgerow bordering providing ample privacy on a south facing orientation.

Any potential purchaser hoping to extend or upgrade should satisfy themselves on all local authority requirements and conditions prior to purchase.

Close by Kilmacolm village centre offers a range of shops and facilities which will adequately cater for everyday needs and requirements. The prestigious St Columba's Junior School is located on Knockbuckle Road and the Senior School is conveniently situated within the village as is Kilmacolm Primary School. There are a wide range of social and recreational facilities catering for all tastes including golf, tennis and bowling clubs. Restaurants and cafes compliment the shopping facilities in the village. Indoor gym facilities at Birkmyre Park sit side by side with cycle ways and walking tracks along the old railway line, and rights to roam across extensive countryside. Kilmacolm is a short drive 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.



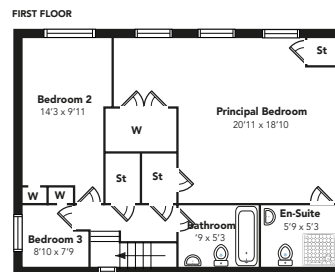
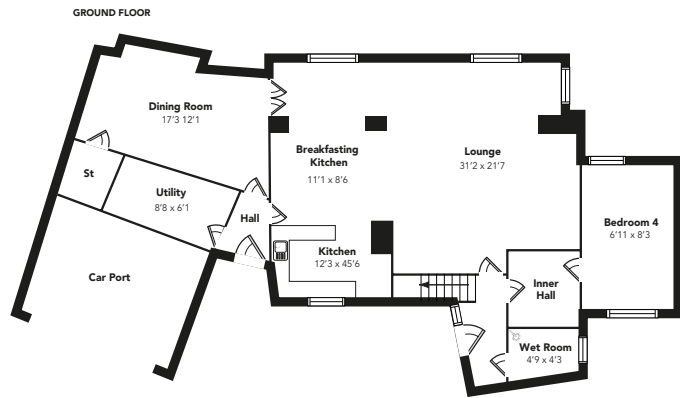


EPC rating

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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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