



cochrandickie
ESTATE AGENCY

Thorncliff, Lochwinnoch Road,
Kilmacolm PA13 4DZ

www.cochrandickie.co.uk







Thorncliff, Lochwinnoch Road, Kilmacolm PA13 4DZ

'Thorncliff' is a handsome detached home with slate roof and brilliant white harling set amidst beautiful mature gardens within walking distance of schooling and Kilmacolm village centre. Individually built in the 1980's and since upgraded and modernised, the property offers flexible accommodation over a split level of significant proportions.

Entered via timber outer leaf storm doors into a broad reception hallway, this floor has three bedrooms and fabulous storage. The principal bedroom has an en-suite bathroom and the house bathroom is also on this floor as well as a walk-in storage cupboard that gives access to the attic. From bedroom two there is also access to the garage as previously this bedroom was also used as a home office.

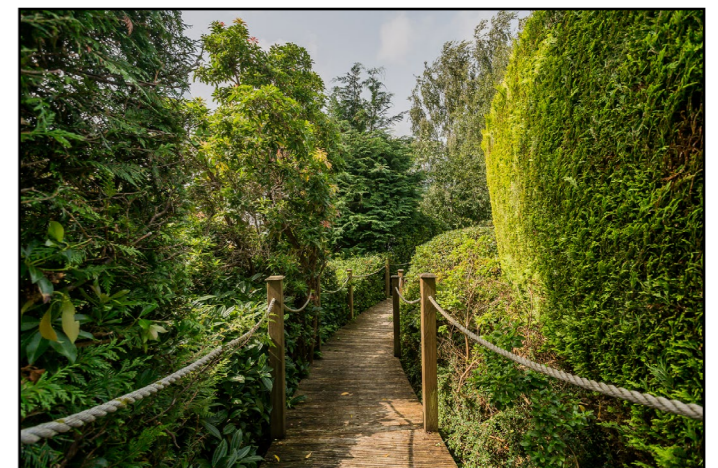
The broad stairwell leads down to a magnificent lounge with limestone fireplace and living flame gas fire, French doors to the conservatory, separate dining room or possibly fourth bedroom, stunning breakfast kitchen and separate utility and a further dining room or home office.

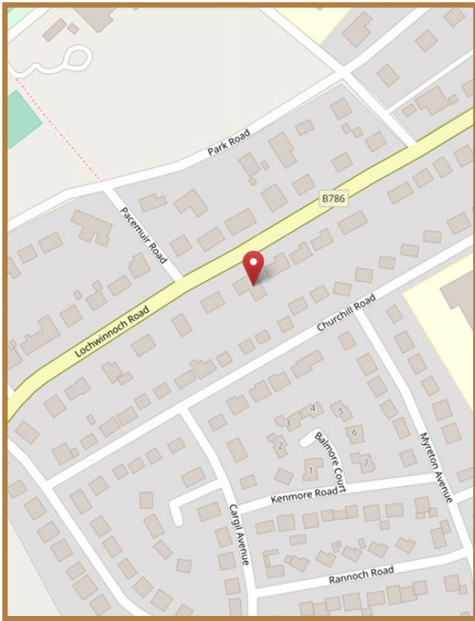
The kitchen has modern units with integrated oven, hob, extractor hood, fridge freezer and dishwasher. A Rangemaster range completes the cooking facilities and for casual dining there is a granite breakfast bar complementing the white units. The utility room has matching units and a Upvc door to the side. The conservatory is off the lounge and has French doors leading to a very private deck area. Timber decking then leads to the basement (ideal for storage or could be a gym) and onto a raised seating area. Furthermore it meanders through the gardens like a rope bridge and appears to both front and back of the house.

A tarmac driveway gives ample parking to the front and leads to a small double garage and an attached larger single garage which was constructed in the late 90's. both have electric up & over doors for easy access.

The specification of the property also includes gas central heating, double glazing and a security alarm system.

Kilmacolm village centre is a pleasant level walk of around 250m and 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. Social and recreational facilities are all catered for including 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.





EPC rating

D

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

