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ESTATE AGENCY

10 Millburn Drive,
Kilmacolm PA13 4JF

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Number Ten Millburn Drive is situated in a popular, well established and neat executive enclave just off Knockbuckle Road within the much admired village of Kilmacolm. It is a stylish re-designed detached villa of part exposed facing brick and part white painted smooth render finish all under a tiled roof and built by Edgerton Homes in circa 1990.

An outer canopy porch leads to the reception hall with WC off. The main sitting room is well proportioned and has double aspect windows and a full box bay window as well as a feature limestone fireplace & living flame gas fire. Double doors lead to the sitting room with access to a timber deck and private garden.

From the reception hall there is access also to a family room and games area which once formed part of the double garage. The fabulously proportioned 26' kitchen is to the rear and has ample wall & base units with contrasting granite work surfaces and breakfast bar. Access to the utility room and storage cupboard is off the dining portion of the kitchen. There is access from the kitchen to a utility room with rear door access to gardens.

The first floor is by a carpeted staircase to the upper hallway and to the stunning principal suite with dressing area and full walk-in en suite shower room with underfloor heating. Bedroom two also has an en-suite this time with bath and separate shower. The remaining double bedrooms all benefit

from built-in fitted wardrobes. Completing the accommodation is the house bathroom.

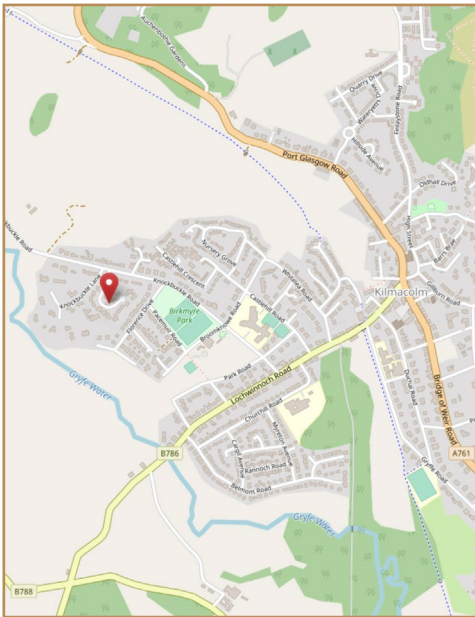
The house is set just off a stylish monobloc avenue with open plan grass pavements. Number Ten is amid established level private gardens with surrounding houses of similar high quality architectural design and style.

The gardens are mature and well tended. At the front is a monobloc driveway with level established lawns and at the rear, mature lawn garden with elevated timber deck with mature trees and shrubs bordering.

The specification includes gas central heating, double glazing, and single integral garage.

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.





EPC rating

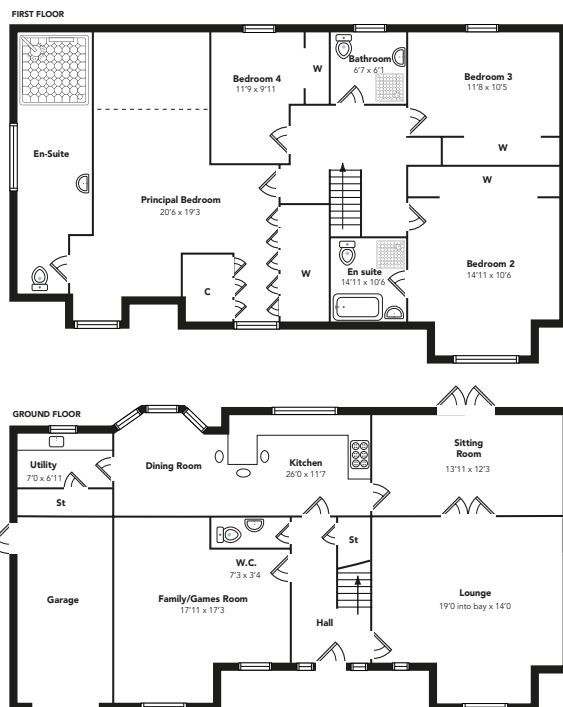
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disclaimer

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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