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ESTATE AGENCY

3 **Gilburn Gate,**
Kilmacolm PA13 4AG

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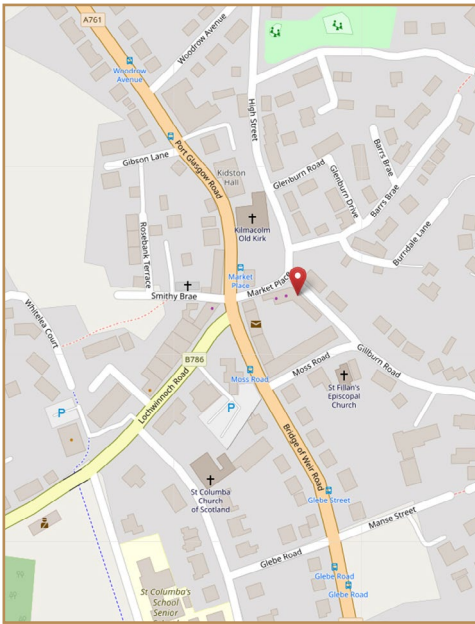
Situated in the centre of the village of Kilmacolm is this rare to the market elevated ground floor apartment neutrally decorated throughout.

With electric gate access to residents parking, this apartment is entered at the rear of the building with main door access. The reception hallway has a storage cupboard as you immediately enter, lounge with French doors and a Parisian balcony overlooking Gillburn Road, modern kitchen with integrated appliances that includes oven, hob and extractor hood. There are two double bedrooms, the principal having a walk-in wardrobe and en-suite shower room. Completing the accommodation is the fully tiled three piece bathroom.

The property is neutrally decorated throughout and is a level walk from the village centre. The specification includes gas central heating with new radiators and boiler November 2023, double glazing, allocated parking space and rare to these apartments an outside decking area for sitting in.

The village centre offers a range of shops and facilities which will adequately cater for everyday needs and requirements such as a Co Op, Coffee shops, Library and the Community Centre. 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 and Glasgow City Centre.





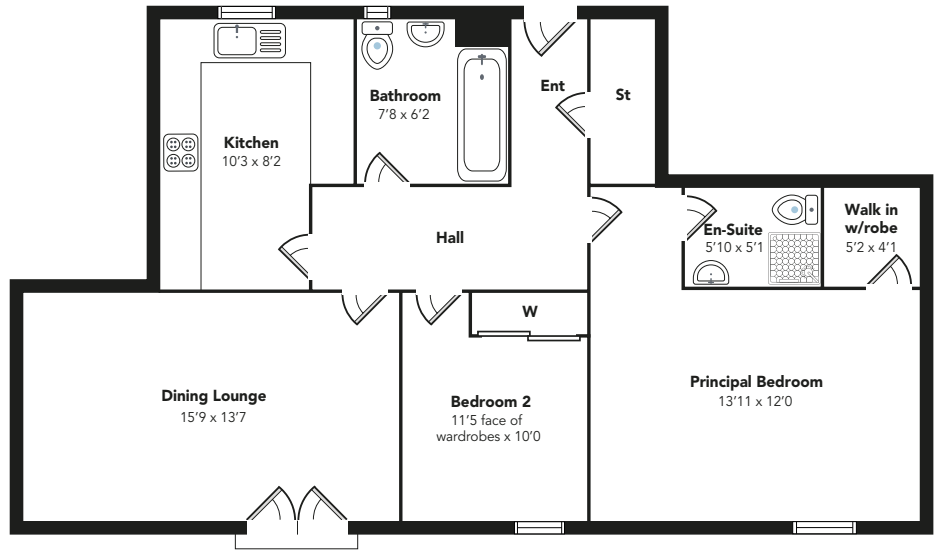
EPC rating

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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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