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ESTATE AGENCY

Ashdown, Hazelmere Road,
Kilmacolm PA13 4JW

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'Ashdown' is a charming, detached bungalow with an elevated panoramic south westerly view over farmland to Balrossie estate.

The property is positioned on the private Hazelmere Road within easy walking distance to Birkmyre Park and Kilmacolm village. The property offers flexible accommodation of five principal apartments and sits on a sizeable plot in a much-admired location.

Entrance to the property is on the side elevation and gives access to the hallway and all apartments. The lounge and open plan dining room are to the front taking full advantage of the open aspects. The kitchen has a side door to the other elevation where access to the garage is easily attained. The kitchen itself has wall and base units aplenty with separate full-length built-in cupboards for more storage. There are three double bedrooms and a shower room. One of the bedrooms is currently used as a dining room.

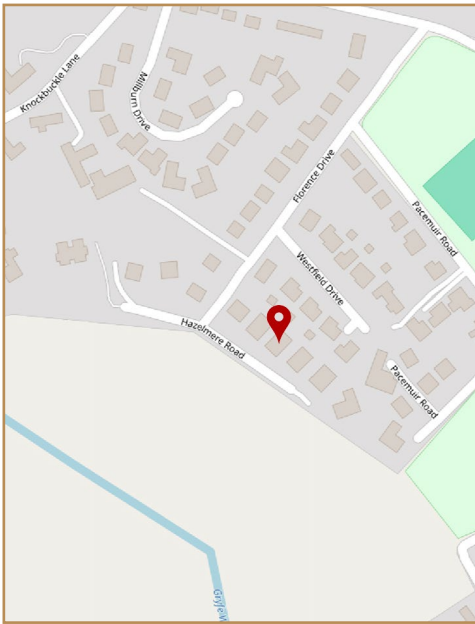
The undoubted feature, apart from the views, is the garden surrounding the property. The lawn wraps around on three sides with accompanying well

maintained shrub borders. The stone chipped driveway providing off road parking for several cars, leads to a gated courtyard beyond which is the larger style garage with space for a workshop with a door leading to the back garden and large potting shed. The specification includes gas fired warm air central heating and double glazing.

The village offers a range of shops and facilities which adequately cater for everyday needs and requirements. The prestigious St Columba's School is located in the village with its Primary School located just a few minutes' walk from the property. There is also an Inverclyde Council Primary School in the village.

There are a variety of social and recreational facilities in the village, which include a Golf Club, Tennis Club, Bowling Club, Rugby Club, several restaurants, and a gym facility in the nearby Birkmyre Park. Kilmacolm is a short drive away 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

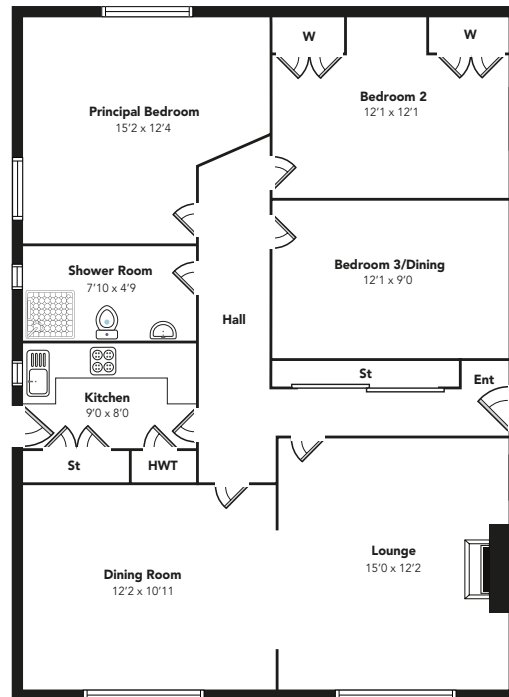
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disclaimer

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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