

Kilmacolm

2 Lowshells, West Glen Road



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■ Situation

A modernised and well-presented mid terrace villa positioned within this exclusive residential terrace at the lower area of West Glen Road within central Kilmacolm. The terrace has communal vehicular access to a driveway with entry to private single lock-up garage. The village centre of Kilmacolm has a varied selection of local shops including several coffee shops and restaurants. There are good road links via the Gryffe valley towards the A737 dual carriageway at Johnstone allowing commuting towards Glasgow International Airport and the M8 motorway network.

■ Accommodation

This charming home has been sympathetically modernised and is presented in excellent decorative condition. There is a refitted modern dining sized kitchen with a range of stylish modern kitchen furniture. The modern integral appliances include: multi-function oven with matching gas hob, cooker hood, fridge, freezer, washer dryer, dishwasher and a stainless steel sink. There is Amtico flooring throughout the dining sized kitchen and within the adjacent reception hallway. There is oak flooring within the main lounge and modern quality laminate flooring within the upstairs bedrooms. A refitted and upgraded bathroom has been installed with Amtico flooring and stylish white bathroom suite.

The accommodation comprises of an entrance vestibule with a storage cupboard with glazed door leading in turn to a reception hallway. The reception hallway has under stairs storage area and entry via modern internal doors to the main two public apartments. The bright lounge has a full height window and French door overlooking the landscaped rear garden, an oak hardwood floor and neutral modern décor. The dining sized kitchen has ample space for a dining table and chairs adjacent to the modern fitted kitchen area. The first floor has a hallway with access to all main apartments, a storage cupboard and entry to the attic providing further storage space. Bedroom one has a window overlooking the rear garden, quality laminate flooring and mirrored wardrobe providing extensive storage space. Bedroom two has a front facing window with fitted wardrobe providing ample storage space. The third bedroom is single sized with a rear facing window formation and is currently used as a home office. The modern bathroom has front facing window, complimentary tiling and a suite that includes a wc, wash hand basin and a shaped bath with a wall mounted shower.

The specification of this home includes double glazing and there is gas fired central heating with a recently upgraded gas fired combi boiler. The loft space provides storage and is partially floored.

There is vehicular access to a communal tarmac driveway and turning area leading to garaging. This property has a single lock-up garage in the centre of the garage block. There are access paths leading along the front of the terrace with private steps and entry to the property. This home has a private landscaped rear garden with central lawn area and display borders.





■ **Surrounding Area**

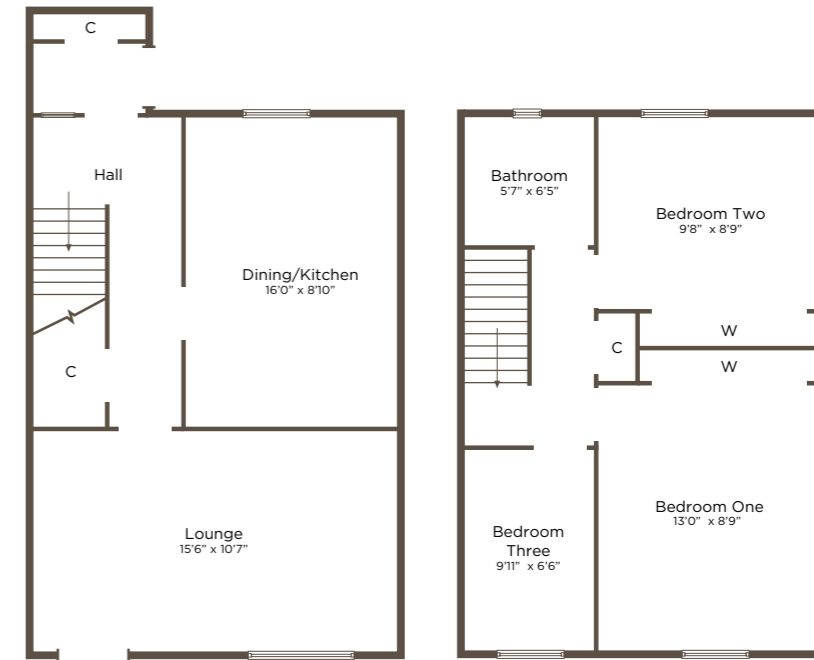
Kilmacolm is a highly sought after location within the heart of the Gryffe valley. The village offers a range of shops and facilities and is home to the prestigious St. Columba's School. For the commuting client Kilmacolm is a short distance from the A737 Johnstone bypass linking to the M8 motorway towards Glasgow International Airport and Glasgow city centre.

■ **Schools**

Kilmacolm Primary
St Columba's School

■ **Travel Directions**

From our Bridge of Weir office proceed in a westerly direction through the village centre and continue into the countryside before entering Kilmacolm on Bridge of Weir Road. Continue through the village centre turning right at the cross onto High Street before turning right onto West Glen Road and Lowshells is positioned immediately on the right hand side.



■ **Ground Floor**

■ **First Floor**

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2 Lowshells, West Glen Road, Kilmacolm, PA13 4BX



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