




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Hollybush Lane

PORT GLASGOW, RENFREWSHIRE, PA14 6QZ

Port Glasgow

7 Hollybush Lane is positioned in a prestigious location overlooking the Clyde Estuary with hills towards Loch Lomond in the distance. Langbank and Woodhall railway stations offer direct service to Glasgow and the motorway and the Erskine Bridge brings all of Central Scotland within easy reach. Excellent schooling is available from pre-school upwards. Nearby Kilmacolm has an excellent local primary school and the independent St Columba's, with its enviable record of academic achievement, richly deserving its sought-after label. Glasgow has further independent schooling also. Glasgow City Centre can be reached in twenty minutes and has a huge variety of restaurants, bars, museums, parks and world-class shopping. Braehead is barely even ten minutes away and is one of the premier shopping centres in the west of Scotland, with over 100 stores ranging from the food outlets at Marks & Spencer and Sainsbury's to the furniture giant, Ikea and a comprehensive selection of fashion shops and high street names. There are additional sports goods shops within Soar and a choice of local retailers.

You can catch a ferry from nearby Gourock to the beautiful islands, or take a short drive to Loch Lomond or the Trossachs beyond for a lovely day out. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield. Locally there is a wide range of recreational activities with a thriving equestrian community as well as numerous local courses including Gleddoch Golf and Country Club, Kilmacolm Golf Club as well as the magnificent Mar Hall Golf & Spa Resort. Field sports are also in abundance with good salmon and trout fishing available on the River Rye and Garnock while game shooting and stalking are available by arrangement from local estates. The nearby area of Inverkip has a wide range of outdoor activities including sailing, kayaking, canoeing, windsurfing along with access to the local beach.





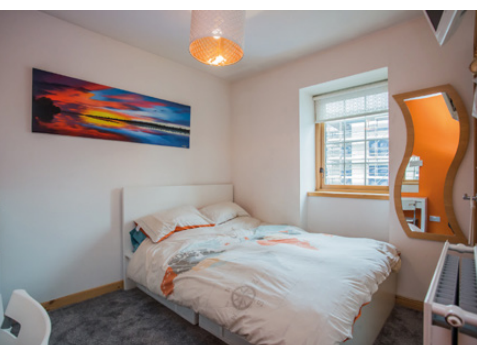
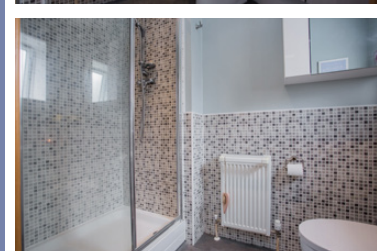
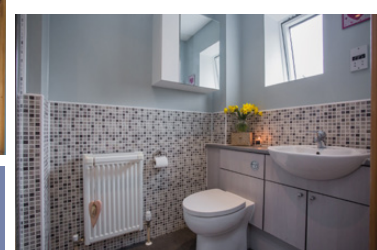
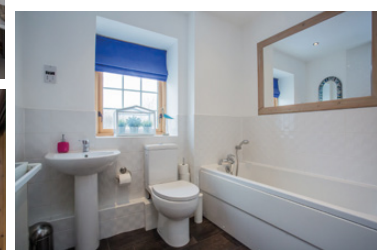
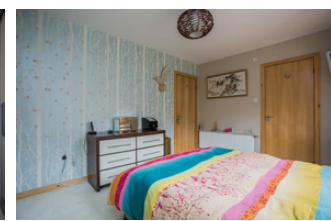
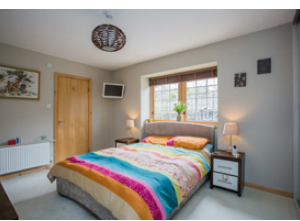
Kitchen & Lounge



7 Hollybush Lane

Part Exchange Available. We are delighted to offer for sale this sophisticated four bedroom terraced property which holds an enviable position within this modern development, and benefits from tremendous views of the surrounding area and partial views of the Clyde Estuary. This property has been meticulously designed and built with care and attention to detail and includes Muir Homes' rated wood finishings, a beautiful open plan lounge, dining area come kitchen and a stylish bathroom to create a spacious, low maintenance, design led property, that oozes modern contemporary living! The property offers spacious and versatile accommodation over two levels, which is ideally suited for modern living. As you would expect, the property is finished to an extremely high standard throughout. Although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

The internal accommodation comprises: An impressive formal lounge that is flooded with natural light and overlooks the rear garden. A fantastic, fully-fitted kitchen which has an excellent range of contemporary base and wall units with the added benefit of integrated appliances. The open plan dining area is popular when entertaining friends and family and the chef is never too far away from the party. A useful cloakroom/wc completes the impressive accommodation on this level. The upper level comprises of four well-proportioned bedrooms, with the master being further complimented with an ensuite. All of the bedrooms benefit from a range of furniture configurations and have ample floor space for freestanding furniture if required. A bright and airy contemporary bathroom suite completes the accommodation on this level. The high specifications of this family home also include double glazing and gas central heating for additional comfort. Externally, to the front of the property, there is a drive way providing off road parking with a garage thereafter. To the rear there is a fully enclosed split-level rear garden, which has been designed with entertaining in mind - a great spot to spend a lazy summer's day.



Bedrooms & Bathrooms

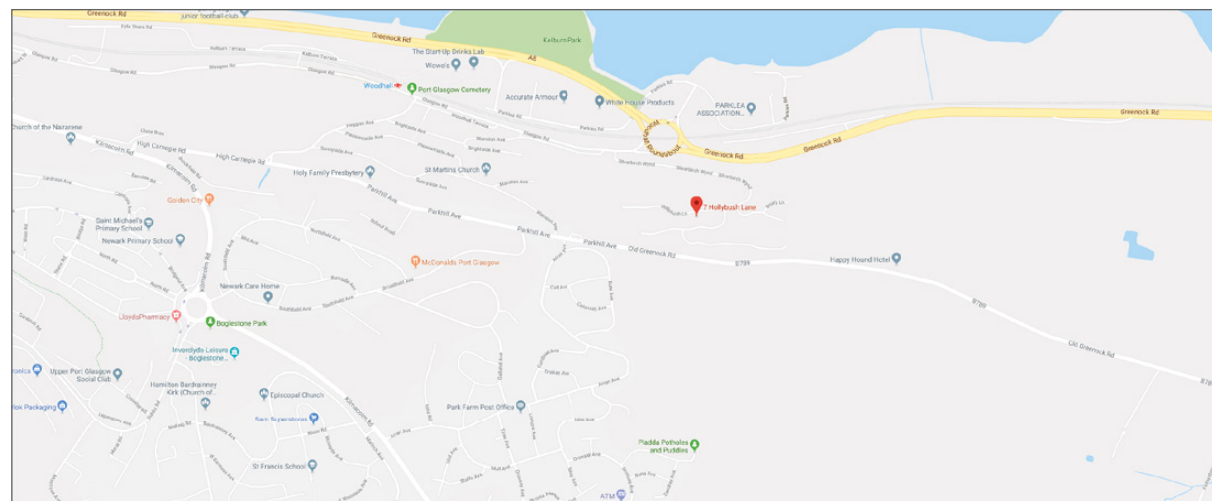
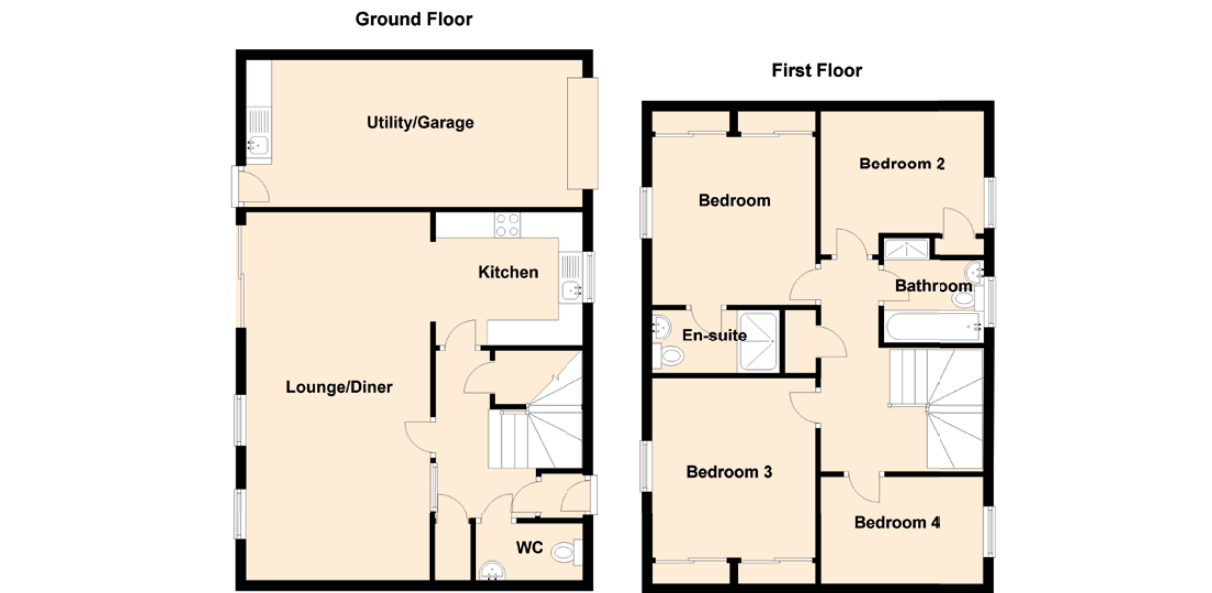
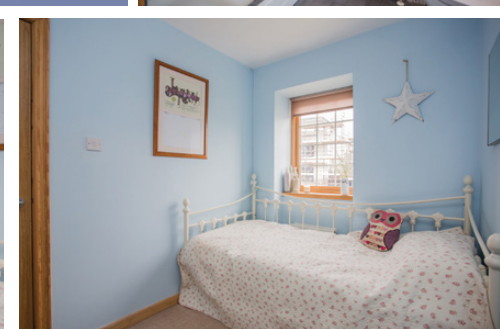
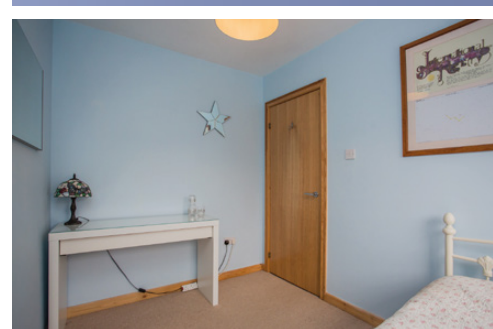
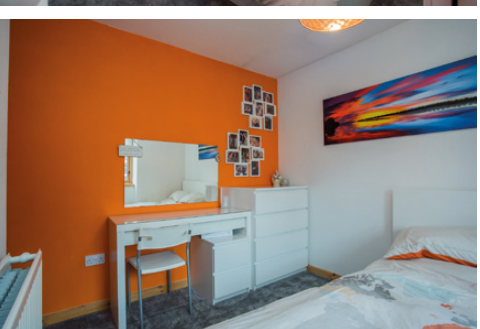


Image credit: <https://www.google.com/maps>

Specifications

Floor plan - Location - Dimensions

Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge/Diner	7.20m (23'7") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.60m (8'6")
WC	2.10m (6'11") x 0.90m (2'11")
Utility/Garage	6.60m (21'8") x 2.90m (9'6")

First Floor	
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	3.20m (10'6") x 2.40m (7'10")
Bedroom 3	3.80m (12'6") x 3.20m (10'6")
Bedroom 4	3.00m (9'10") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 1.97m (6'5")

Gross internal floor area (m²) - 115m²

EPC Rating - C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



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Part
Exchange
Available

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Text and description
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Layout graphics and design
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