

# 2 Hollybush Lane

PORT GLASGOW, INVERCLYDE, PA14 6QZ



*A stunning three-bedroom home positioned in a prestigious location overlooking the Clyde Estuary with hills towards Loch Lomond in the distance*



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We are delighted to introduce to the market this striking three-bedroom Coach House to the market. The property is one of two houses that share a central walled courtyard at the entrance to a superb modern development by Muir Homes. Best described as the perfect mix of period character and modern contemporary living, the current owner has done a superb job of maintaining and upgrading the property since its original conversion and it is presented to the market in true walk-in condition.

You approach the property through imposing gates and thereafter, inside this stunning property, you will find exceptional design and an inspired layout over 2 levels which provides light-filled and spacious accommodation. It has a host of luxurious fixtures and fittings throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

## THE LOUNGE



On entering the property, it is immediately apparent that the current owner has meticulously looked after this home, which is fit for today's modern living. The immediately impressive open-plan formal lounge and dining area is flooded with natural light and it's easy to imagine the evenings of fine dining this zone has played host to. This phenomenal room benefits from a dual aspect to the front and rear, neutral contemporary décor and tremendous flexibility. It is the perfect spot to unwind in after a hard day. A door from this room opens onto the courtyard, where you can invite outside in.







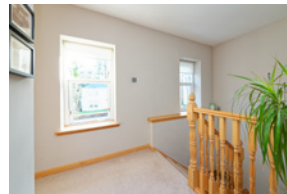
# THE KITCHEN



The kitchen has been professionally fitted to include a quality range of modern floor and wall-mounted units with a striking worktop which provides a fashionable and efficient work space. It comes complete with a host of integrated appliances. An added bonus is the seating area that the current owner has created which allows a pleasant outlook. A useful WC completes the accommodation on this level.







Journeying upstairs where the crisp and contemporary styling continues, you will discover three bright and airy bedrooms, all with a range of furniture configurations. Pride of place on the upper floor must go to the master suite. The room is naturally bright and spacious while also benefitting from a generous walk-in wardrobe and a modern en-suite shower room. The family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM





# BEDROOM 1



naturally bright and spacious while also benefitting from a generous walk-in wardrobe and a modern en-suite shower room





# BEDROOM 2





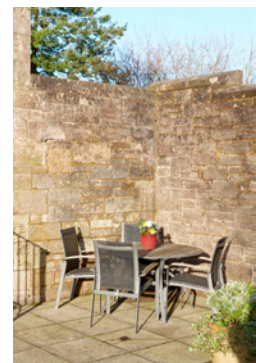
# BEDROOM 3





An added bonus is the garage, which hosts a large car or is perfect for storage. High specifications of this family home also include double glazing and gas central heating for a warm, yet cost-effective way of living all year round.

# EXTERNALS & VIEWS

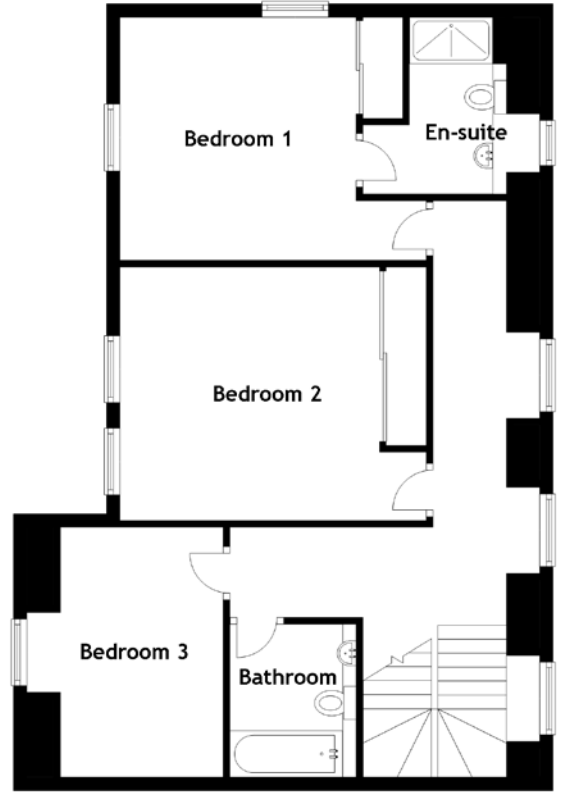
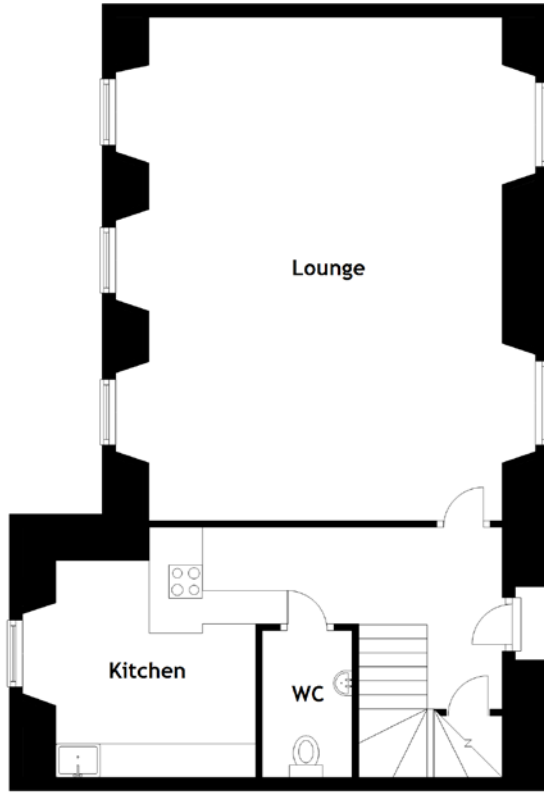
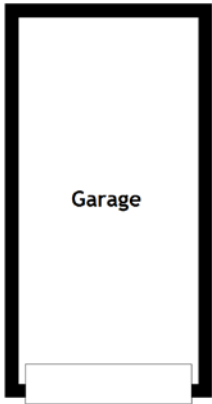








# FLOOR PLAN, DIMENSIONS & MAP



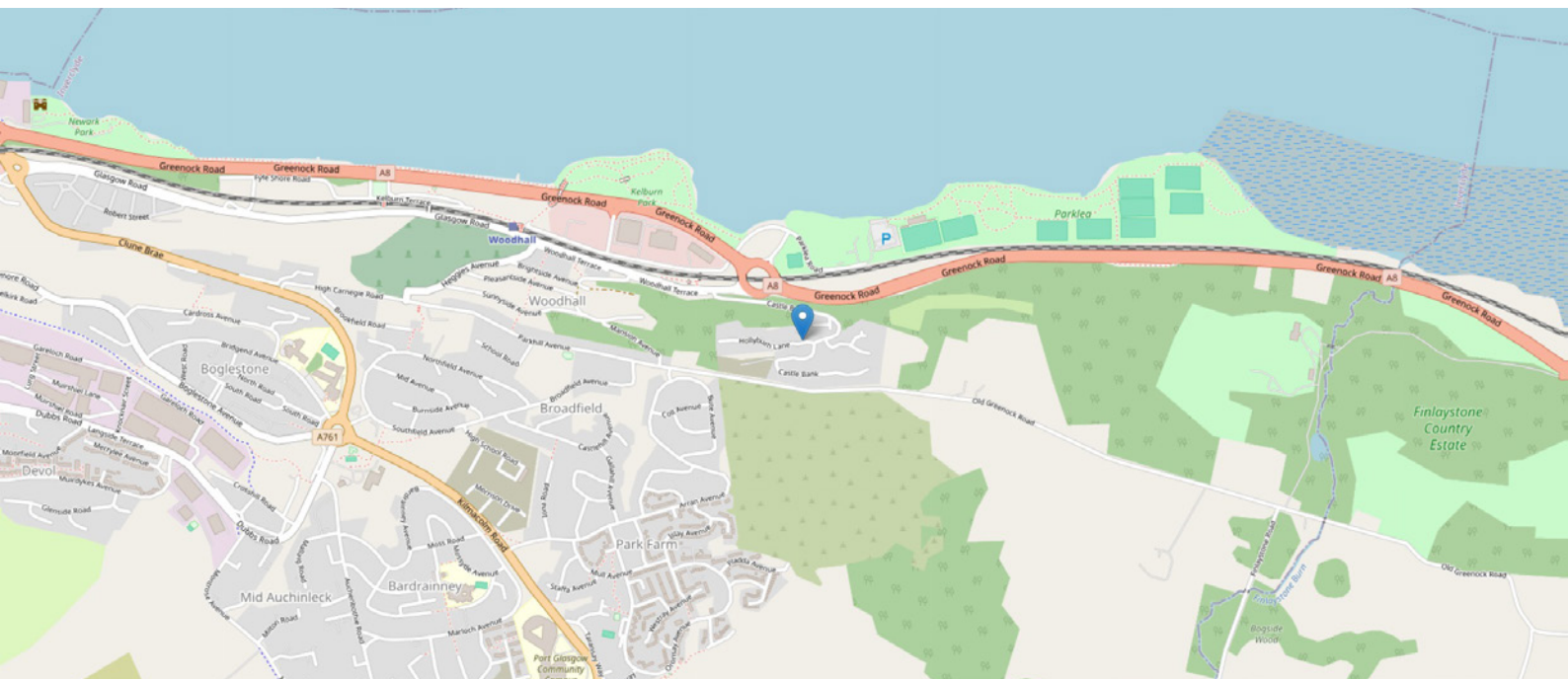
Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 7.55m (24'9") x 5.30m (17'5") |
| Kitchen   | 3.75m (12'4") x 3.00m (9'10") |
| WC        | 2.20m (7'3") x 1.35m (4'5")   |
| Bathroom  | 2.30m (7'6") x 1.90m (6'3")   |
| Bedroom 1 | 4.60m (15'1") x 3.65m (12')   |
| En-suite  | 2.65m (8'9") x 2.10m (6'11")  |

|           |                               |
|-----------|-------------------------------|
| Bedroom 2 | 4.60m (15'1") x 3.80m (12'6") |
| Bedroom 3 | 3.50m (11'6") x 2.55m (8'4")  |
| Garage    | 5.50m (18'1") x 2.70m (8'10") |

Gross internal floor area (m<sup>2</sup>): 141m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# THE LOCATION

2 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, the motorway and the Erskine Bridge, bringing all of Central Scotland within easy reach. Excellent schooling is available from pre-school upwards.







Nearby Kilmacollm 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, Kilmacollm 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, and windsurfing along with access to the local beach.



  
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 Exchange  
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