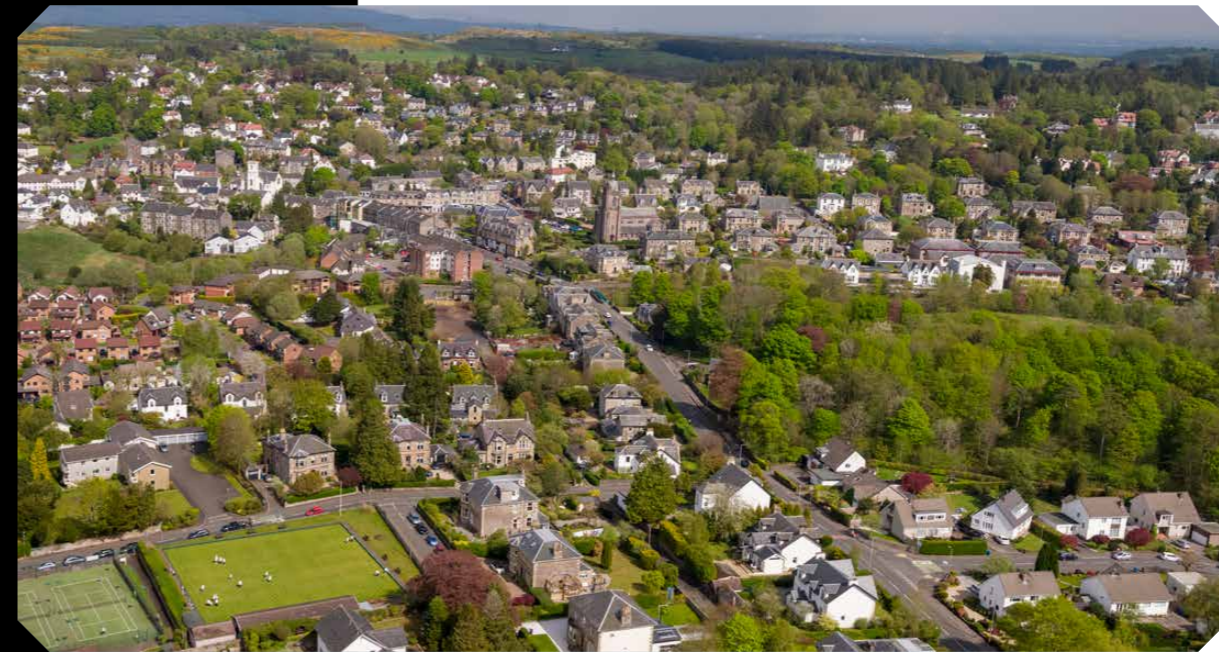




# Dunachton

PARK ROAD, KILMACOLM, INVERCLYDE, PA13 4EA



## Location

Kilmacolm village is one of the prettiest villages in Inverclyde and has a real sense of community and heart. The village has an excellent range of local stores, offering everyday provisions, and popular village restaurants, gift shops and 'Punto' - serving the best coffee in the West of Scotland! The centre of the village is broadly level and within a very short stroll and has just been voted as one of the best places to live in the UK by 'The Sunday Times'.

The village has a thriving social community and there are clubs catering for golf, tennis, squash and bowling. Kilmacolm Golf Club is at the top of the village and offers a challenging 18 hole heath/parkland course, designed by the acclaimed course architect, James Braid. The village also has an excellent health and fitness centre at Birkmyre Park. The surrounding countryside is some of the most attractive in Inverclyde and, for the outdoor enthusiast, this is fine walking country! The Sustrans cycle track leads to many other parts of central Scotland.

# Location

The Braehead retail village is around 13 miles to the east and there one can find a tremendous range of high street multiples, together with M&S and Sainsbury's anchor stores. Braehead also has an IKEA furniture store. The City Centre of Glasgow, at 17 miles east, has all the cultural, higher educational and leisure services normally associated with a major international centre.

The village has a regular bus service to Glasgow and there are mainline rail links at Langbank (4.5 miles) and Johnstone (7 miles). Glasgow Airport is only 10 miles and offers domestic and international flights. The A761 leads to the A737 and, subsequently, to the M8 motorway corridor, which provides fast motor car access to central Scotland and beyond.



OVERLOOKING BIRKMYRE PARK



## Location

### The Sunday Times – ‘Best Places To Live’ in the UK 2019

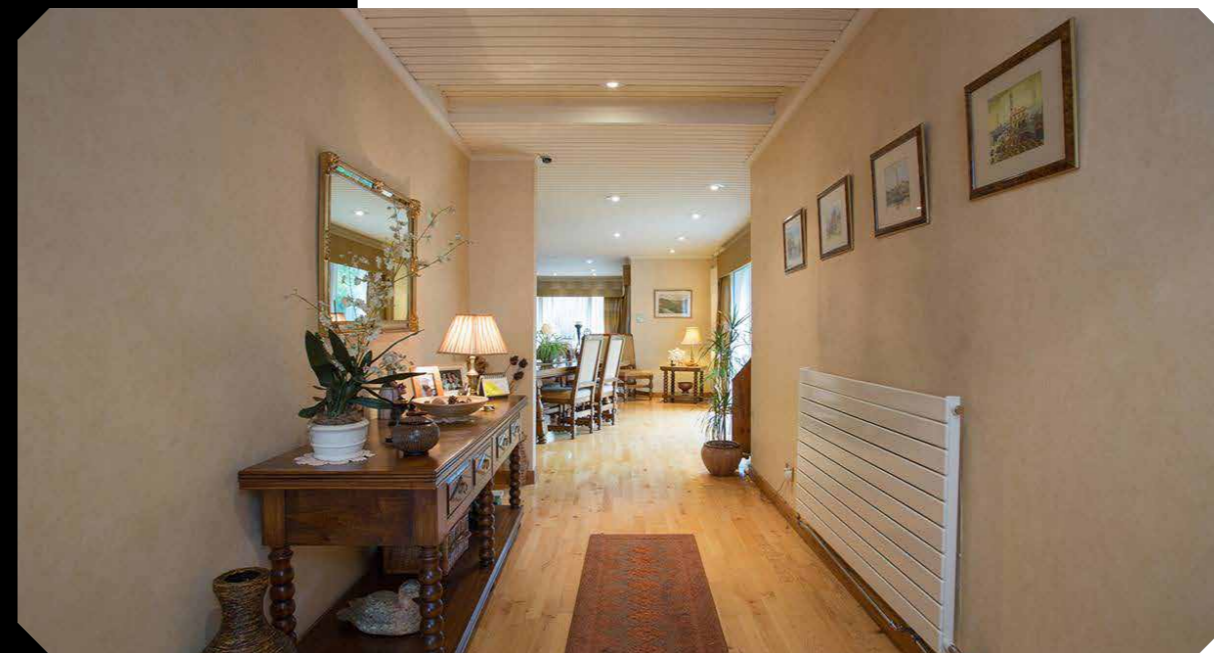
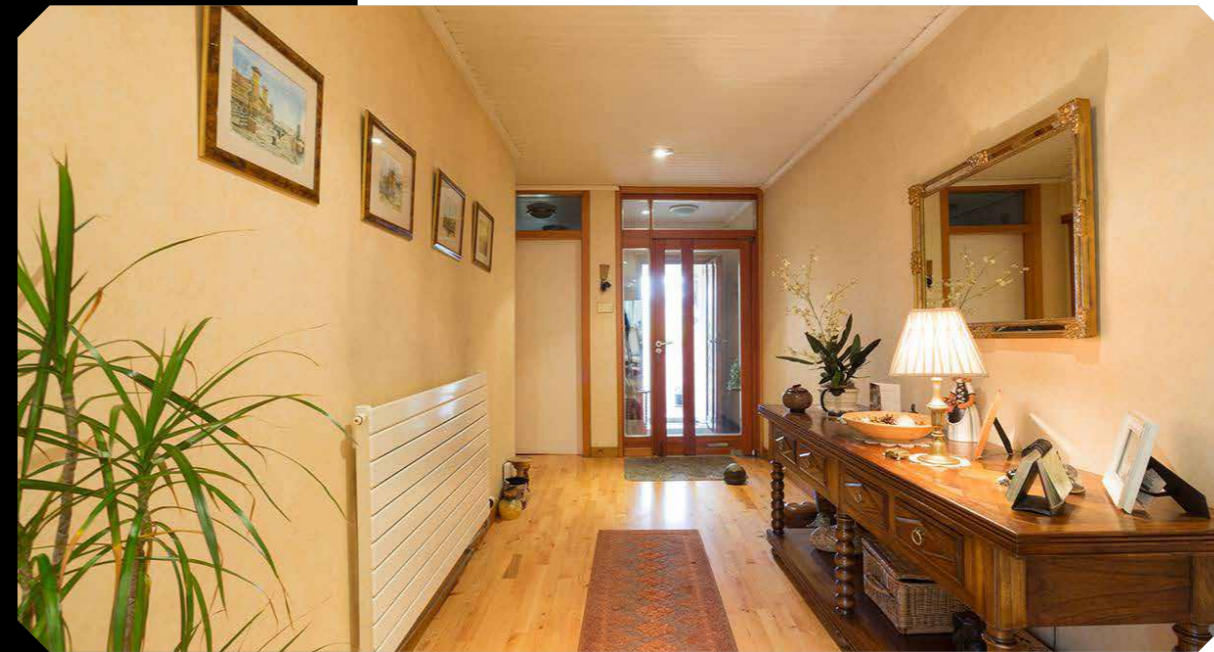
Kimchi? In suburban Renfrewshire, where it's considered daring to serve a teacake without a doily? No, it's not a mistake, rather a sign that leaving the fun and fumes of the city in search of fresh air and top schools doesn't have to mean giving up on the latest good things in life. You'll find the pungent Asian pickle accompanying the buttermilk fried chicken at Cairn, a recent restaurant arrival – with the option of sourdough or an old-school bread roll for your avocado toast. No wonder many families are swapping Glasgow (less than half an hour in the car) for a covetable Renfrewshire postcode and a stone villa.

# Location

Kilmacolm is the ideal location for the discerning young West Ender's next move, easily beating Giffnock and Newton Mearns. Beardy Beardy is a properly trendy barber and Wild Rose is an elegant florist. There's a great butcher, Blackwood; a tip-top fishmonger, Colin Love, a café; and a corking independent wine shop and bar, Vino13.

Getting outdoors is a pleasure, whether for a walk or a bike ride around Knapps Loch or for a stroll or a game of bowls or cricket in immaculate Birkmyre Park. There's also tennis, golf and rugby – all helping to bind a lively, friendly community (one big advantage over straggly Bridge of Weir). The village hall is at the heart of things. It's the venue of choice for everything from yoga and mother-and-toddler drop-ins to amateur dramatics – no heckling please!



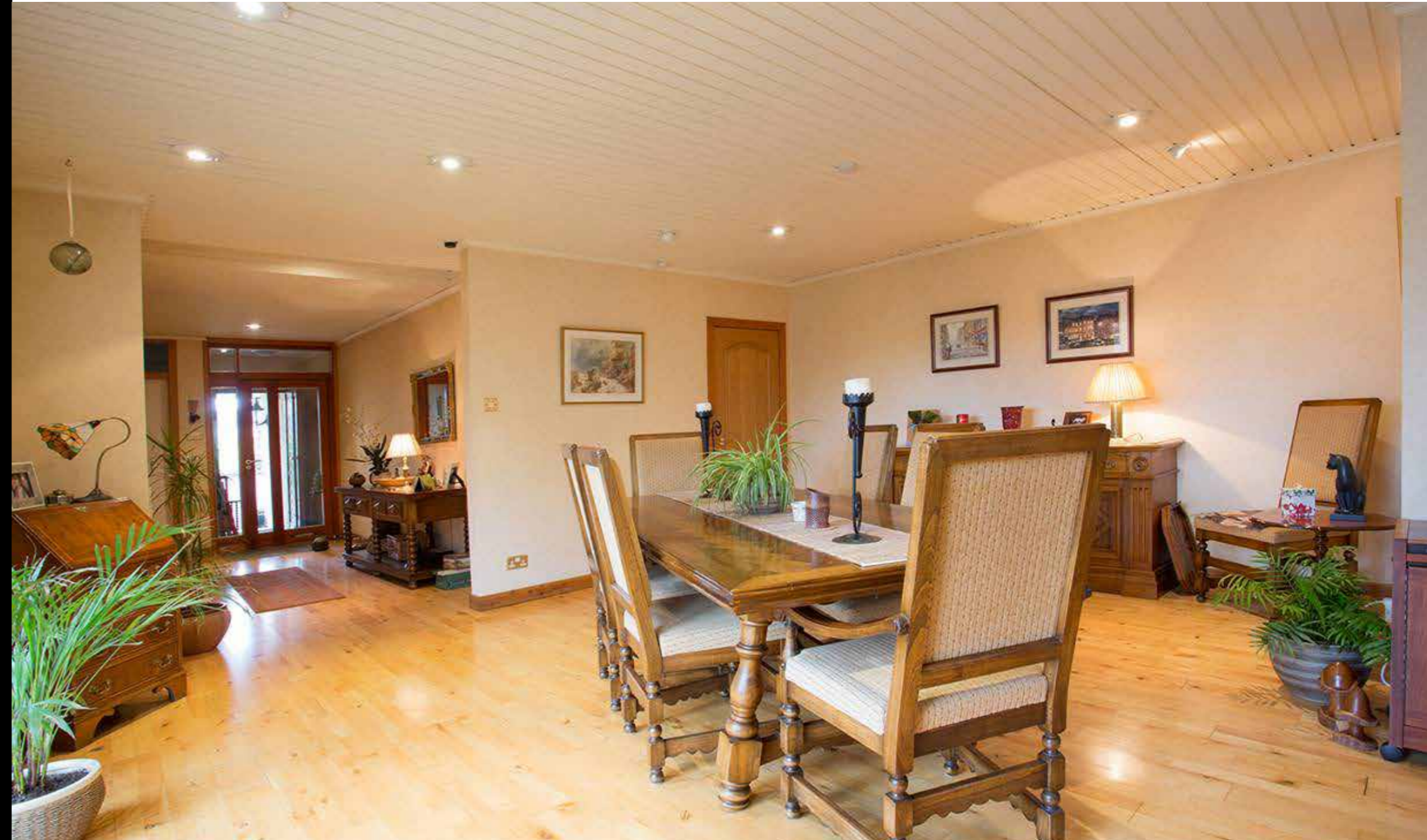


## Dunachton

Situated within an exclusive and a prime location just off Park Road, allowing awesome views over Birkmyre Park, is this four-bedroom, detached bungalow, all on one level. 'Dunachton' is architecturally distinctive and deceptive and is a hidden gem! Surrounding houses in this location are some of the most significant homes of the village, all of which combine to provide a distinct feel of decadence and maturity. The bright and airy accommodation is well laid out making it a very flexible and adaptable family home. Once inside, discerning purchasers will be greeted with a first-class specification, which offers perfect downsizing accommodation for those who wish to do away with stairs and yet remain living in one of the prime addresses of Kilmacolm! With private gardens and an outstanding outlook, this is a secluded haven!

# Dunachton

The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments, with a number of contemporary features and further benefits from Junkers flooring to the principal apartments. Dunachton is privately set behind a full height stone wall to a block paved driveway, with good vehicular turning and hard-standing leading to the property and an integral double garage with an electric door. Access can be gained into the kitchen from here and also benefits from a handy gardener's WC and Belfast sink. Access is gained into the loft space from here, which is ripe for conversion into additional living accommodation (STPP).





## Dunachton

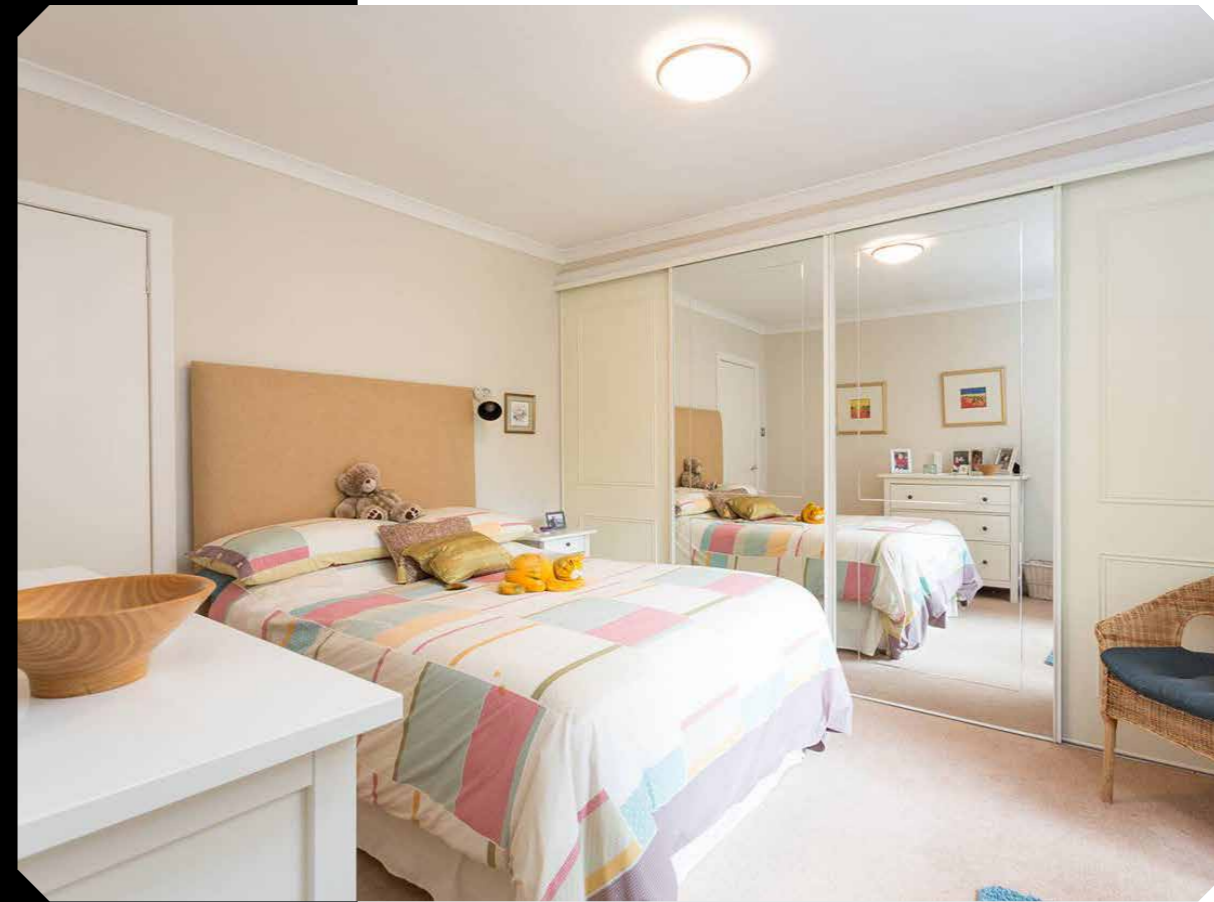
The front elevation of the property belies the accommodation internally, which comprises: Outer canopy porch to entrance vestibule with quarry tiled floor and recessed mat well. Welcoming open plan reception hall with Junkers flooring. Immediately impressive is the dining area, which is of palatial proportions and the potential for a range of furniture configurations. Patio doors beckon you onto the terrace and this zone is certain to become the very 'heart' of the home. The open-plan theme continues into the lounge and a further set of patio doors also open onto the terrace.



# Dunachton

Access can be gained to the kitchen from the dining area, which has been fitted to include a good range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from an integrated double oven, hob, extractor and wine fridge. There is space for an upright fridge/freezer, washing machine, tumble dryer and dishwasher. A door opens to the side aspect and a further door opens into the garage.





## Dunachton

There are four well-proportioned bedrooms. The master bedroom is the last word in luxury, with mirrored wardrobes and gives access to a Jack & Jill en-suite bathroom (shared with bedroom two). Two of the bedrooms benefit from storage facilities and all have space for additional free-standing furniture if required. The fourth bedroom could be used as anything you want it to be – a super office space for those requiring live/work arrangements, a permanent bedroom or as a family room. A shower-room completes the impressive accommodation.

# Dunachton

The high specifications of this family home also include gas central heating.

**McEwan Fraser Legal are of the opinion that to avoid disappointment, early viewing is absolutely imperative to appreciate the extent, standard and flexibility of accommodation at this 'unique' home with such a breathtaking outlook.**



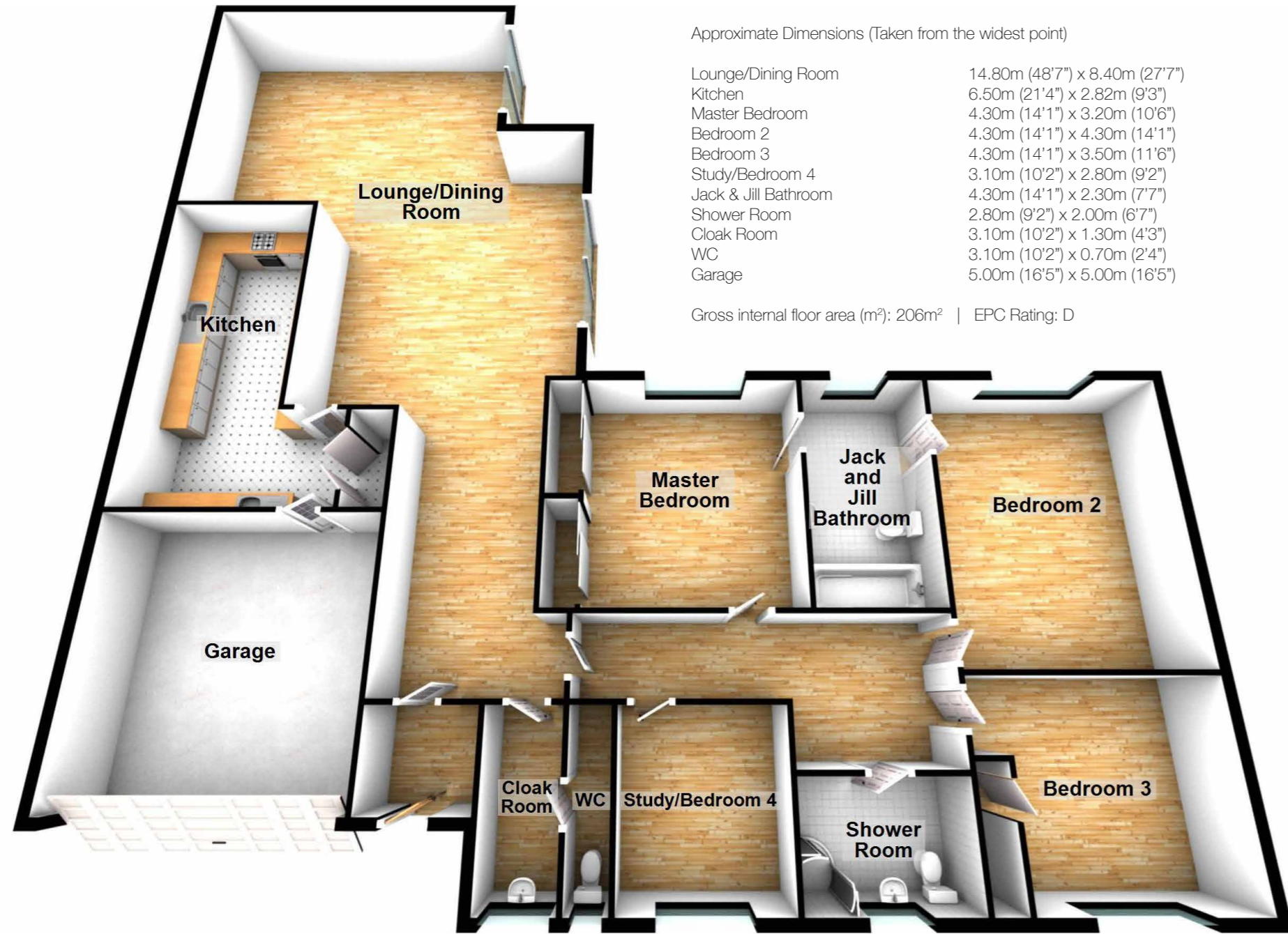


## Dunachton

The front garden is laid to a sunken lawn, fringed with numerous shrub, bush and border plants and a summer house. Mature trees at the edges provide a perfect level of privacy and seclusion. Flagstone and chip stone paths lead to the rear gardens, where there are further mature trees at the fringes, a drying green, boiler cupboard and feature pond. Al-fresco dining and relaxing on the private terrace is thoroughly recommended! This provides a private and safe environment for children and/or pets and the park is only yards away.

# Dunachton



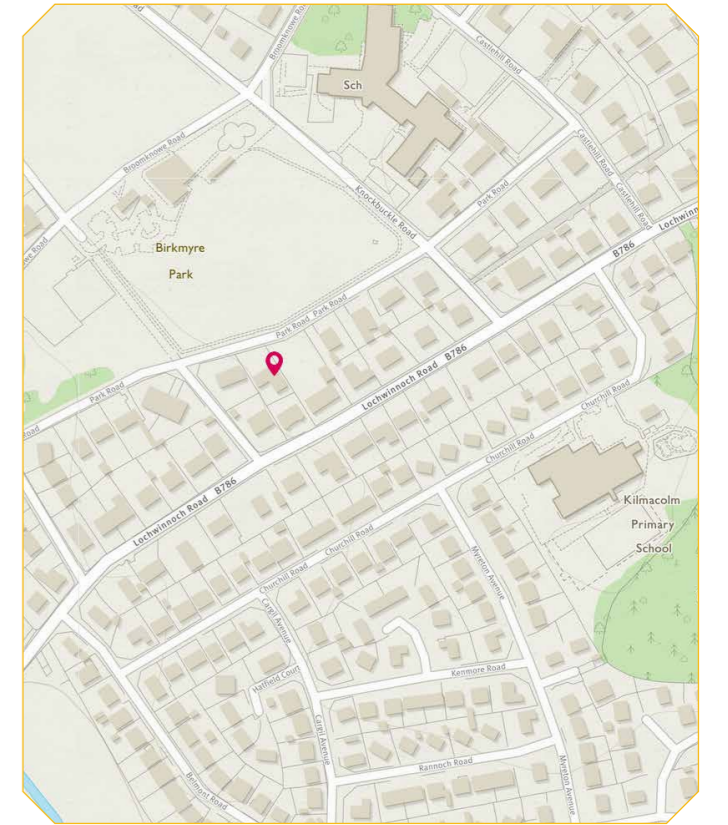
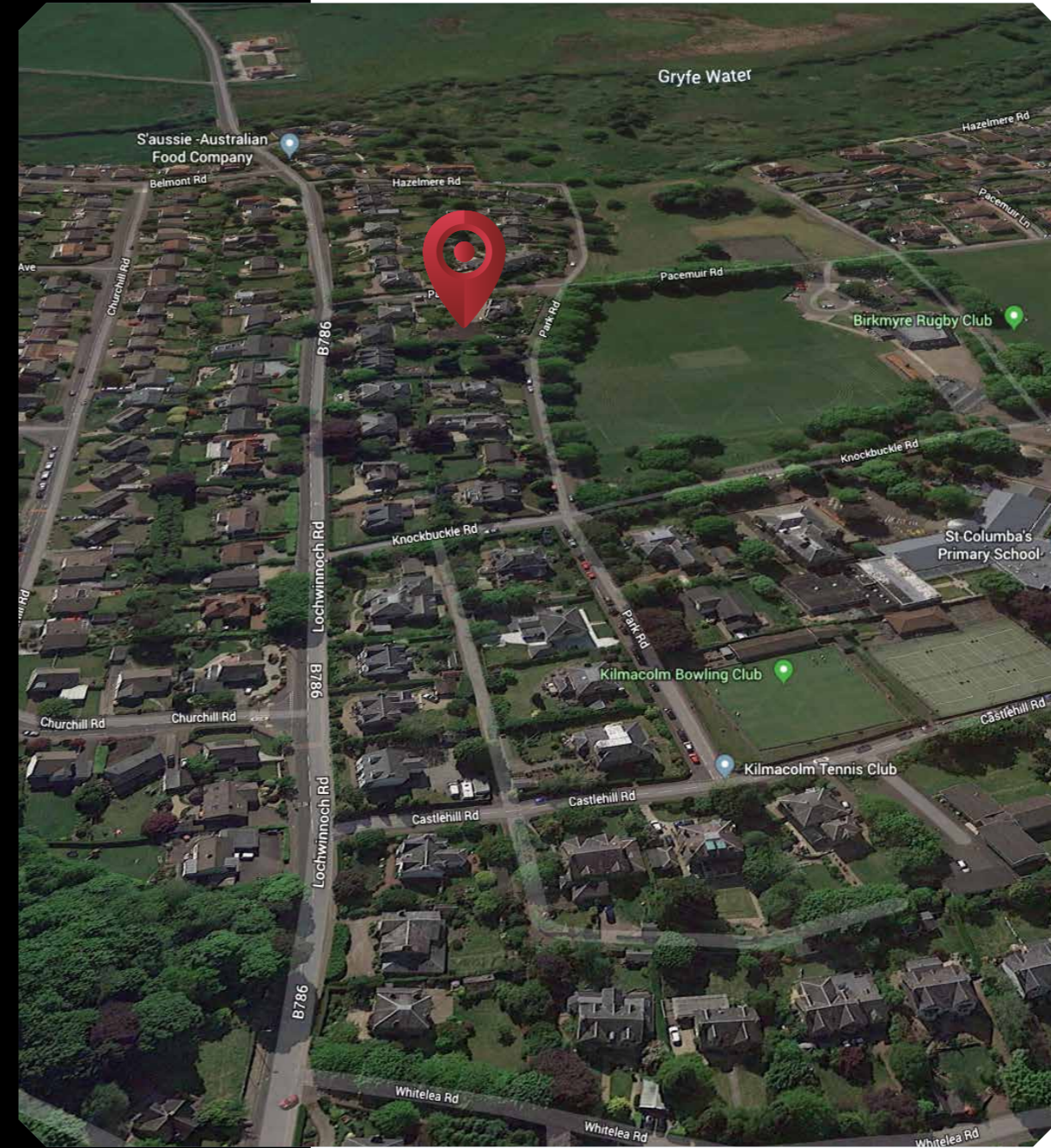


Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	14.80m (48'7") x 8.40m (27'7")
Kitchen	6.50m (21'4") x 2.82m (9'3")
Master Bedroom	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 4.30m (14'1")
Bedroom 3	4.30m (14'1") x 3.50m (11'6")
Study/Bedroom 4	3.10m (10'2") x 2.80m (9'2")
Jack & Jill Bathroom	4.30m (14'1") x 2.30m (7'7")
Shower Room	2.80m (9'2") x 2.00m (6'7")
Cloak Room	3.10m (10'2") x 1.30m (4'3")
WC	3.10m (10'2") x 0.70m (2'4")
Garage	5.00m (16'5") x 5.00m (16'5")

Gross internal floor area (m<sup>2</sup>): 206m<sup>2</sup> | EPC Rating: D

# Specifications






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