



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**20 Castlehill Crescent**

KILMACOLM, INVERCLYDE, PA13 4HY



# Kilmacolm

INVERCLYDE, PA13 4HY

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 and gift shops. 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.

The Knapps is famed for its brown trout angling and the River Gryffe has runs of salmon at the back end. Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina services at Inverkip, Largs and Ardrossan, as well as some of the UK's most scenic and enjoyable coastal sailing.

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.

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.



# 20 Castlehill Crescent

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We are delighted to offer for sale this **six/seven** bedroom, end-terraced villa, nestled in a quiet and child-friendly spot in Kilmacolm. It has been professionally extended to provide excellent family accommodation. The property is offered over five levels and is boldly modern with extensive glazing to create the light, contemporary atmosphere that is in demand from the 21st-century purchaser. The layout of the property is incredibly flexible and lends itself to live/work arrangements or multi-generation living.

In more detail, the property comprises; A welcoming reception hallway on the lower ground floor, with two storage cupboards and a handy shower-room. There are two bedrooms located on this level and either might suit those requiring live/work arrangements. This level would be perfect for a teenager or elderly relative requiring a level of independence.

Two further bedrooms can be found at the ground floor level. A useful utility cupboard is located off the hallway and is plumbed for a washing machine and dishwasher.

The staircase to the first floor gives access to the bright and spacious formal lounge/diner, which is a perfect area for relaxing or entertaining and offers a range of furniture configurations. The walk-in, bay window simply invites outside in and offers views over the surrounding area. The kitchen has been fitted to include a good range of contemporary, hi-gloss floor and wall mounted units, with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. There is also space for a dishwasher and an upright fridge freezer. A cloakroom/WC completes the

accommodation on this level.

Continuing upwards, on the second floor are two, well-proportioned bedrooms. One of these could easily be used as a family room or similar.

The master bedroom (on the third floor) features a bespoke mezzanine level, which has a variety of uses. Both levels have Velux windows to the front and rear, offering tremendous views into the distance. A bathroom, with separate shower cubicle, completes the impressive accommodation on this level. Access to the loft space is also gained from the mezzanine level.

Gas warm air heating and double glazing are included for added convenience and comfort.

Externally, there is a lawned front garden and a handy storage cupboard. The rear garden is tiered and fully enclosed with a welcoming patio. There is ample off-street parking and the added bonus of a garage en-bloc.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lower Ground Floor L1  
 Bedroom 2 4.00m (13'1") x 3.00m (9'10")  
 Bedroom 3 3.20m (10'6") x 2.20m (7'3")  
 Shower Room 2.40m (7'10") x 1.40m (4'7")

Ground Floor L2  
 Bedroom 4 3.30m (10'10") x 3.00m (9'10")  
 Bedroom 5 3.30m (10'10") x 2.40m (7'10")

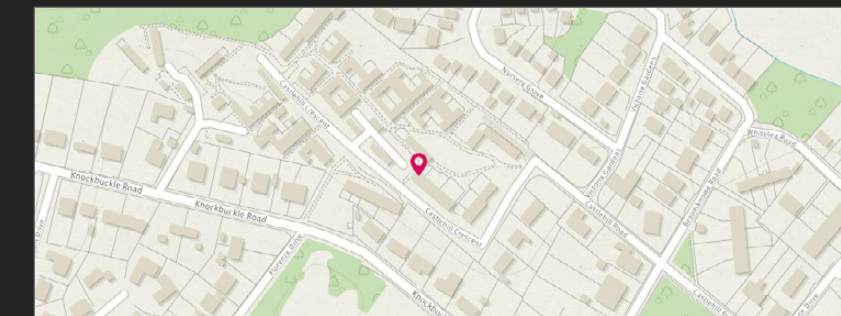
First Floor L3  
 Lounge/Diner 5.20m (17'1") x 4.60m (15'1")  
 Kitchen 3.60m (11'10") x 2.10m (6'11")  
 WC 2.10m (6'11") x 0.80m (2'7")

Second Floor L4  
 Bedroom 6 3.30m (10'10") x 2.40m (7'10")  
 Family Room/Bedroom 7 3.30m (10'10") x 2.90m (9'6")

Third Floor L5  
 Master Bedroom 4.80m (15'9") x 3.70m (12'2")  
 En-suite 3.70m (12'2") x 2.30m (7'7")

Mezzanine Level L6  
 Mezzanine 7.30m (23'11") x 3.70m (12'2")

Gross internal floor area (m<sup>2</sup>): 167m<sup>2</sup> | EPC Rating: D





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Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**DARREN LEE**  
Corporate Accounts



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer