



The opportunity has arisen to purchase this MID-TERRACE VILLA which is located in a sought after area of Kilmacolm with the potential to be a fantastic family home. Close to all amenities. Driveway and private rear garden. Gas central heating and double glazing throughout.

20 QUARRY DRIVE, KILMACOLM PA13 4QX

Offers Over: £130,000

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Entrance giving access to all accommodation. Family lounge to the front of the property providing a generous living space. Fitted kitchen to the rear which houses the boiler and is where access to the rear gardens is given. The integrated appliances include the gas hob with extractor hood above, oven and grill, fridge, freezer and washing machine. There is a variety of wall and base units providing great work and storage space. The downstairs w.c. is accessed from the kitchen and consists of a w.c. and wash hand basin.

Stairwell leading to upper level. The property benefits from two good-sized double bedrooms with the master bedroom comprising a full wall of fitted mirrored wardrobes and a separate walk-in storage cupboard.

There are a good range of shopping facilities, nurseries, primary schools, banks and restaurants within Kilmacolm. The village hosts a tennis club, a squash club, a bowling club and 18 hole local golf club in addition to leisure facilities at the picturesque Birkmyre Park. Kilmacolm has easy access to Glasgow International Airport and Glasgow city centre.

Early viewing is highly recommended.

ACCOMMODATION

Lounge:- 4.33m(14'2")x4.17m(13'6")approx

Kitchen:- 4.32m(14'1")x2.52m(8'6")approx

Downstairs w.c.: - 1.46m(7'3")x0.93m(3'0")approx

Bedroom one:- 3.59m(11'7")x3.27m(10'7")approx

Bedroom two:- 3.42m(11'2")x3.33m(10'9")approx

Bathroom:- 2.01m(6'5")x1.86m(6'1")approx

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.