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Burngill Place
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Cockburn
& Co.
Solicitors

Bridge Of Weir

**12 OLDHALL DRIVE,
KILMACOLM,
PA13 4RF**

FIXED PRICE £69,995



Viewing is highly recommended for this bright one bedroom upper cottage flat in well maintained 4 in bloc in cul-de-sac setting. The property is ideally located just being a short stroll from the Village centre. The accommodation comprises lounge, double bedroom, kitchen and fully tiled shower room. The property benefits from full double glazing, gas central heating and attractive and well maintained garden areas. Kilmacolm offers a variety of shops and facilities which cater for everyday needs and also offers the choice of private or public schooling along with recreational facilities for families to enjoy. Situated a short drive to the bypass which links to the M8 motorway which gives easy access to Glasgow Airport, Paisley, Braehead, Glasgow City Centre and the Clyde coastline makes Kilmacolm a sought after area to stay.

ENTRANCE & HALLWAY

Enter via double glazed door. Carpeted stairs leads to upper landing. Window to rear. Deep walk-in cupboard on upper landing with light. Half glazed door to inner hallway with door access to all main apartments. Window to side. Access to loft.

LOUNGE 11' x 14'2"

Bright attractive lounge with window to front. Feature fireplace with living flame electric fire. Fitted carpet. Built in cupboard with shelving with electric meters below. Long built-in cupboard in recess. Vertical blinds.

BEDROOM 10'2" x 12'2"

Good sized double room with window to front. Fitted carpet. Floor to ceiling built-in wardrobes. Built-in storage cupboard. Vertical blinds.

KITCHEN 11' x 6'8"

Bright kitchen with a range of low and wall mounted units. Stainless steel sink. Two windows to rear. Tiled laminate effect flooring. Deep walk-in cupboard housing boiler. All white goods will be included in the sale.

SHOWER ROOM

Fully tiled shower room with good sized shower cubicle with electric shower. Attractive tiling to walls. Mirrored medicine cabinet with Roca sink below. Push flush wc. Heated towel rail. Modern clad ceiling with downlighters. Tiled floor.

GARDEN GROUNDS

The property has its own allocated garden areas and has use of the shared drying green.

DIRECTIONS

On entering Kilmacolm continue past the Cross into Port Glasgow Road continue along and turn right into Woodrow Avenue. Continue along and Oldhall Drive can be found at the end of junction. Number 12 can be found on your righthand side. Look out for the Cockburn & Co. sign.

EPC Rating

D - 64

ENTRY

By negotiation.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:
Messrs. Cockburn & Co., Solicitors,
Burngill Place, Main Street, Bridge of Weir.
Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

