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GSPC
PROPERTY

Cockburn
& Co.
Solicitors
Bridge Of Weir

**39 WOODROW COURT,
PORT GLASGOW ROAD,
KILMACOLM, PA13 4QA.**

OFFERS AROUND £130,000



Attractive and well maintained throughout is this two bedroomed second floor flat which forms part of the McCarthy & Stone's Sheltered Complex. The Complex is maintained to a high standard and is ideally positioned within the centre of Kilmacolm with an array of shops and everyday services just a short walk away. Accommodation comprises lounge/dining room with kitchen area off, master bedroom with ensuite, further double bedroom and modern wet room. The property has electric heating, double glazing and cord pull alarms linked to a 24 hour help centre. The Complex has a security controlled entrance, residents' lounge, laundry room, lift and parking area for use by the residents.

HALL

Enter into hall with door access to lounge, master bedroom, bedroom two and wet room. Useful deep cupboard.

LOUNGE/DINING ROOM 23'3" x 10'7"

Well proportioned bright room with access to kitchen area and also double door access to Bedroom Two.

KITCHEN 7'7" x 7'4"

Situated off lounge is this well fitted kitchen with a good range of wall and floor units with built in hob, oven and extractor. Fridge.

MASTER BEDROOM with Ensuite 13'9" x 10'8"

Good sized master bedroom. Double mirrored fitted wardrobe. Ensuite shower room.

BEDROOM 2 15'10" x 9'2"

Accessed from hallway or lounge is this bright double room.

WET ROOM 6'10" x 5'5"

Well designed modern wet room with Mira Electric shower.

GARDENS AND PARKING

The Complex is set within mature landscaped gardens with attractive seating areas for use by residents. There is car parking facilities within the complex for use by the residents.

FACTORS/MANAGEMENT

Trinity Factors of 209/211 Bruntsfield Place, Edinburgh EH10 4DH are the Factors and attend to the day to day maintenance of the Complex and Caretaker Service. Trinity Factors will require to give their approval to the suitability of the successful purchaser for this development.

DIRECTIONS

From Bridge of Weir and Bridge of Weir Road proceed through Kilmacolm Cross onto Port Glasgow Road and Woodrow Court can be found on your righthand side. Access to the property is by the main security controlled entrance.

EPC Rating

D

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 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.

