



Detached Bungalow

1 Hatfield Court, Kilmacolm, PA13 4LY

Offers Over £295,000



properties

Solicitors and Estate Agents





Description

Occupying an enviable corner position this split level detached bungalow offers superb family accommodation within a quiet residential pocket. The property has an attractive appearance sitting amidst well tended mature gardens to front, side and rear and there is a driveway leading to an integral garage. Inside this home is very well presented and would be enhanced by modernising the fixtures, fittings and decor.

Spanning some 116 square metres the accommodation extends to 3 bedrooms, 2 reception rooms, fitted kitchen, family bathroom and an en-suite shower room. An entrance vestibule with storm doors leads to the reception hall and from here you access the lounge and kitchen. A set of stairs to your left leads to the upper hall and bedrooms. There are two handy storage cupboards off the reception hall, one of which houses the gas central heating boiler. A ceiling hatch with pull down ladder leads to the partially floored attic space. The lounge is a fantastic reception room with window formations to the front and side lending light. A door leads through to the dining room which in turn links to the kitchen. The kitchen is fitted with an array of units and there is an integrated oven & hob. There is also ample space for a freestanding fridge freezer and a washing machine, tumble dryer and dishwasher sit neatly beneath the worktops.

As noted an upper hallway leads to the three bedrooms, the family bathroom and a further storage cupboard. All three bedrooms are nicely proportioned, bedroom one and bedroom three with fitted wardrobes. An en-suite shower room is found off bedroom two, a clever addition that was completed many years ago.

The windows of this property are double glazed with aluminium frames and there is a gas fired central heating system.

The gardens wrap around this property and are formed in lawn to side and rear bordered by mature shrubs and hedging. There is more of a low maintenance garden to the front with stone chips and pathway. A short driveway leads to the integral garage which has a fob operated electric roller door.

Hatfield Court is a small cul-de-sac forming part of the Pacemuir Estate which lies within the popular commuter village of Kilmacolm. The village centre is a short distance away and offers a wide range of high street shopping and local services. There is excellent schooling at both primary and secondary level within the immediate and surrounding districts. There are also a number of recreational facilities close at hand including a Tennis Club, Birkmyre Rugby Club, a Bowling Club & Kilmacolm Golf Club. Commuters have excellent road links to the M8 and Erskine Bridge. Other nearby landmarks include Finlaystone Country Park, Ingliston Country Club & Hotel and Knapps Loch and walking trail.



Room Dimensions

Entrance Vestibule	1.14 m x 1.35 m / 3'9" x 4'5"
Reception hall	3.68 m x 2.57 m / 12'1" x 8'5"
Lounge	5.59 m x 3.91 m / 18'4" x 12'10"
Dining Room	3.71 m x 3.45 m / 12'2" x 11'4"
Kitchen	3.33 m x 2.67 m / 10'11" x 8'9"
Bedroom 1	4.01 m x 3.78 m / 13'2" x 12'5"
Bedroom 2	3.78 m x 3.00 m / 12'5" x 9'10"
Bedroom 3	3.68 m x 2.26 m / 12'1" x 7'5"
Bathroom	2.62 m x 1.65 m / 8'7" x 5'5"
Ensuite	1.98 m x 2.13 m / 6'6" x 7'0"

EPC: D

Features

Split level detached bungalow
 Enviable corner position
 Three bedrooms
 Two reception rooms
 Fitted kitchen
 Bathroom and en-suite shower room
 Lovely gardens
 Integral garage with electric roller door
 Short walk to village centre







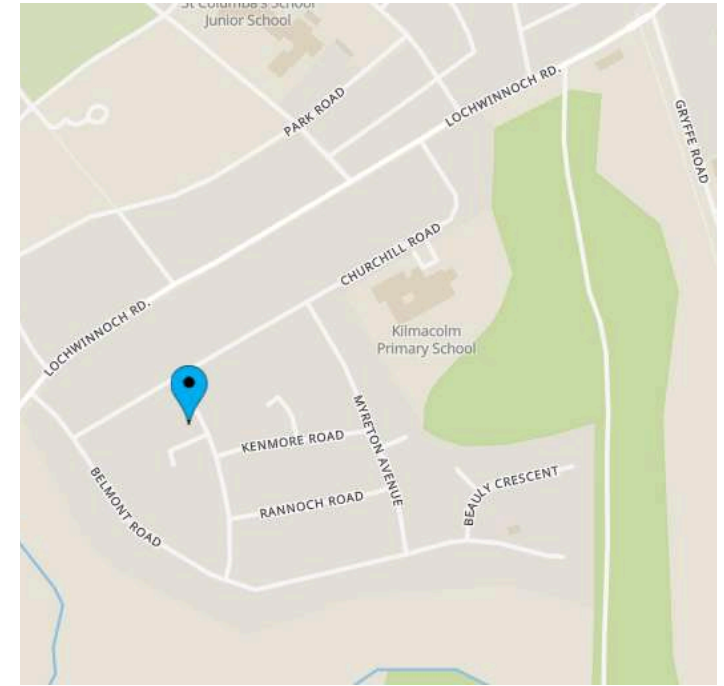
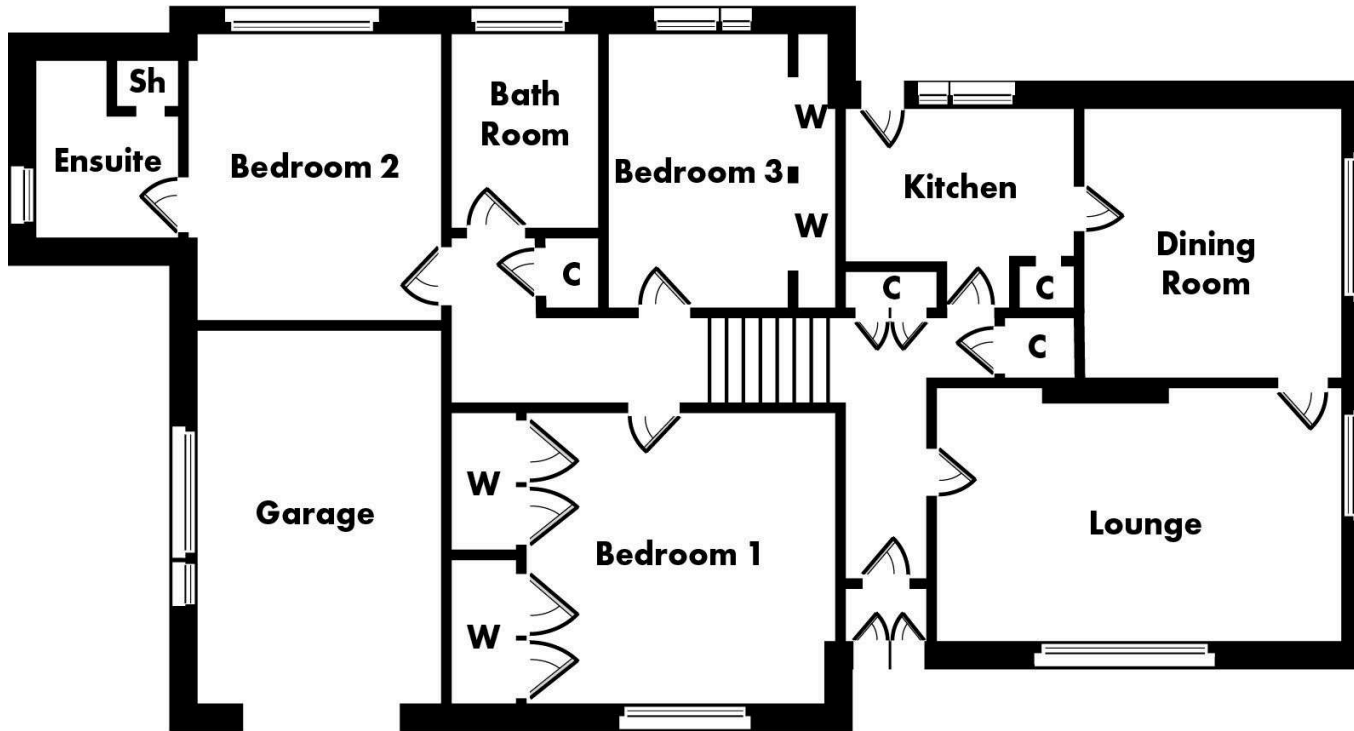




HATFIELD COURT

HATFIELD COURT

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

From the centre of Kilmacollm proceed southwest on Lochwinnoch Road. Turn left onto Churchill Road and continue passing Kilmacollm Primary School. Take the 2nd left into Cargill Avenue and then first right into Hatfield Court where this property is positioned on your right hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make 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 and are taken to the widest point. 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.

ESPC Ref: E484071

