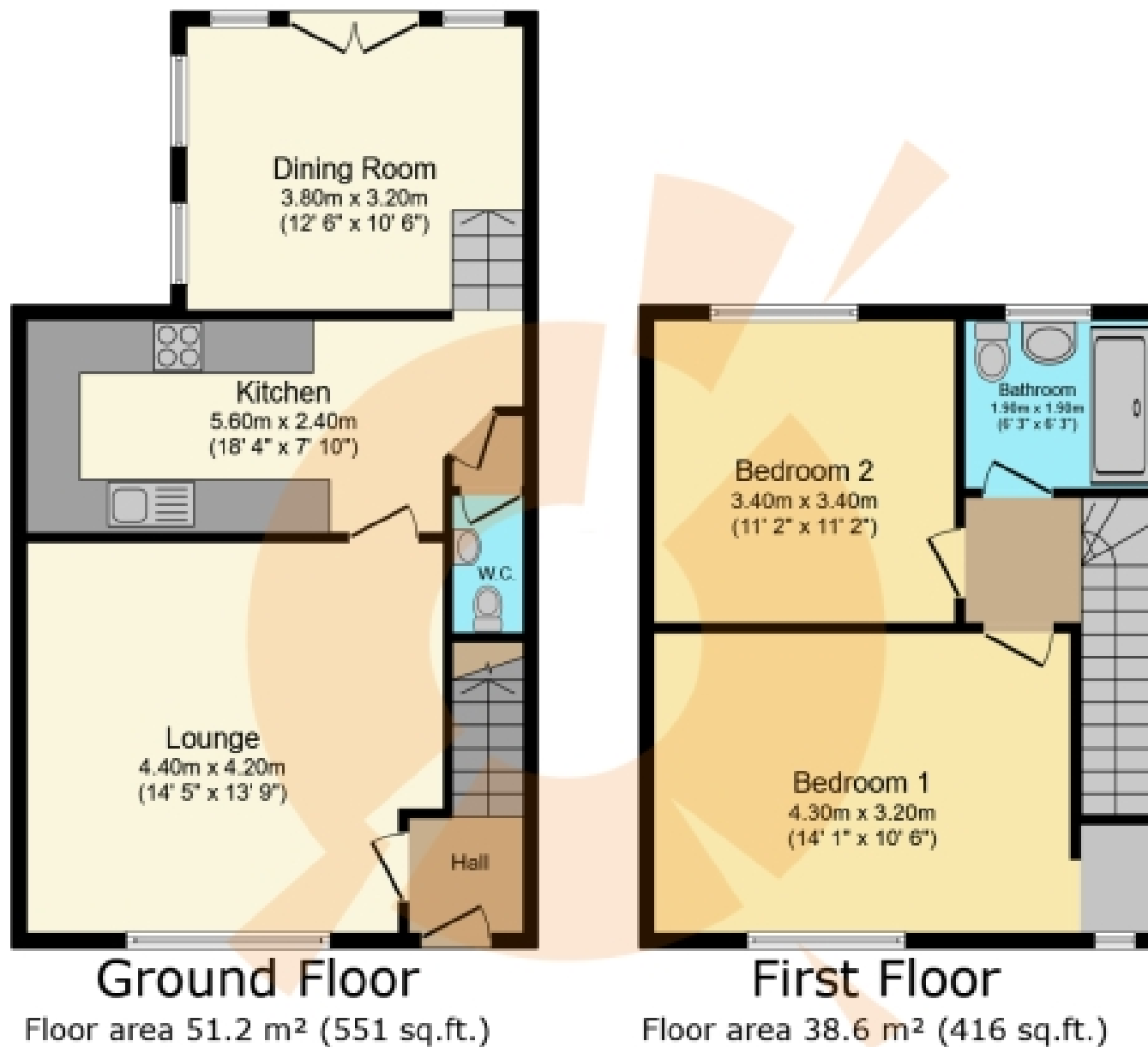




**Quarry Drive, Kilmacolm**

**Offers Over £165,000**





**TOTAL: 89.8 m<sup>2</sup> (967 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* NEW COMPETITIVE ASKING PRICE \*\* BOOM!! \*\* 2 BEDROOM MID TERRACE HOME IN POPULAR LOCALE \*\* SPACIOUS LOUNGE \*\* OPEN PLAN KITCHEN / SOCIABLE LAYOUT \*\* FLOORED ATTIC SPACE \*\* HIGHLY REGARDED LOCAL SCHOOLS \*\*** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 23 Quarry Drive, Kilmacolm. This 2 bedroom mid terraced home is located in a highly sought after area and will be popular with a variety of potential purchasers.

To the front of the property is a monoblock driveway providing convenient off-street parking. Entering the property itself, you are presented with a welcoming entrance hallway, featuring tasteful hardwood flooring, pairing well with the glass panelled doors.

The family lounge is spacious, and has masses of natural light, pouring in through the picture window. It has the added benefit of a focal point fireplace.

The kitchen is well appointed, and features a host of integrated appliances: an induction hob, oven, and an extractor hood. There is also plentiful work space, and storage space with the ash effect base mounted cabinetry. It is open plan in style, and leads down to the sun room/sitting room area, which could easily be used as a sociable open plan dining space. Patio doors lead directly to the back garden.

Completing the ground floor is a convenient w.c. On the first floor of the property, you will find two generously proportioned double bedrooms. There is also a three piece shower room, comprising of a walk in wet room style shower, wash hand basin and a w.c.

The property benefits from a floored attic space with plasterboard walls provide lots of shelving and storage space.

Externally, there is a fully enclosed rear garden, the ideal space for children and pets alike. The property further benefits from gas central heating and double glazing throughout.

The property is located a short walk from the centre of Kilmacolm where an eclectic mix of cafes and shops can be found. St Columba`s Independent School and Kilmacolm Primary School are also within easy walking distance. The local sports facilities are excellent and include a golf club, tennis club and bowling club. A short drive to the A737 will link you up to the M8 motorway, Glasgow Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. A bus stop is within 50 yards or so and a regular bus service provides access to Greenock and Glasgow.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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