



KEWLYN

FLORENCE DRIVE, KILMACOLM

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A charming detached traditional villa set in mature landscaped gardens in the beautiful village of Kilmacolm.

An elegant period home by local architect James Austin Laird is a peaceful residential location in the desirable village of Kilmacolm. The location is adjacent to picturesque Birkmyre Park and convenient for the amenities in the vibrant village centre.

The style and character of this period home is displayed in the internal doors with individual leaded glass panels and paneled hallway. The property has been extended and a large conservatory added to provide generous living space on the ground floor level. There is a modern range of sanitary ware in the upstairs bathroom including both a bath and a separate shower. The specification includes a gas fired central heating system and double glazing. A degree of modernisation is required allowing the new owners to remodel the property to their individual tastes.

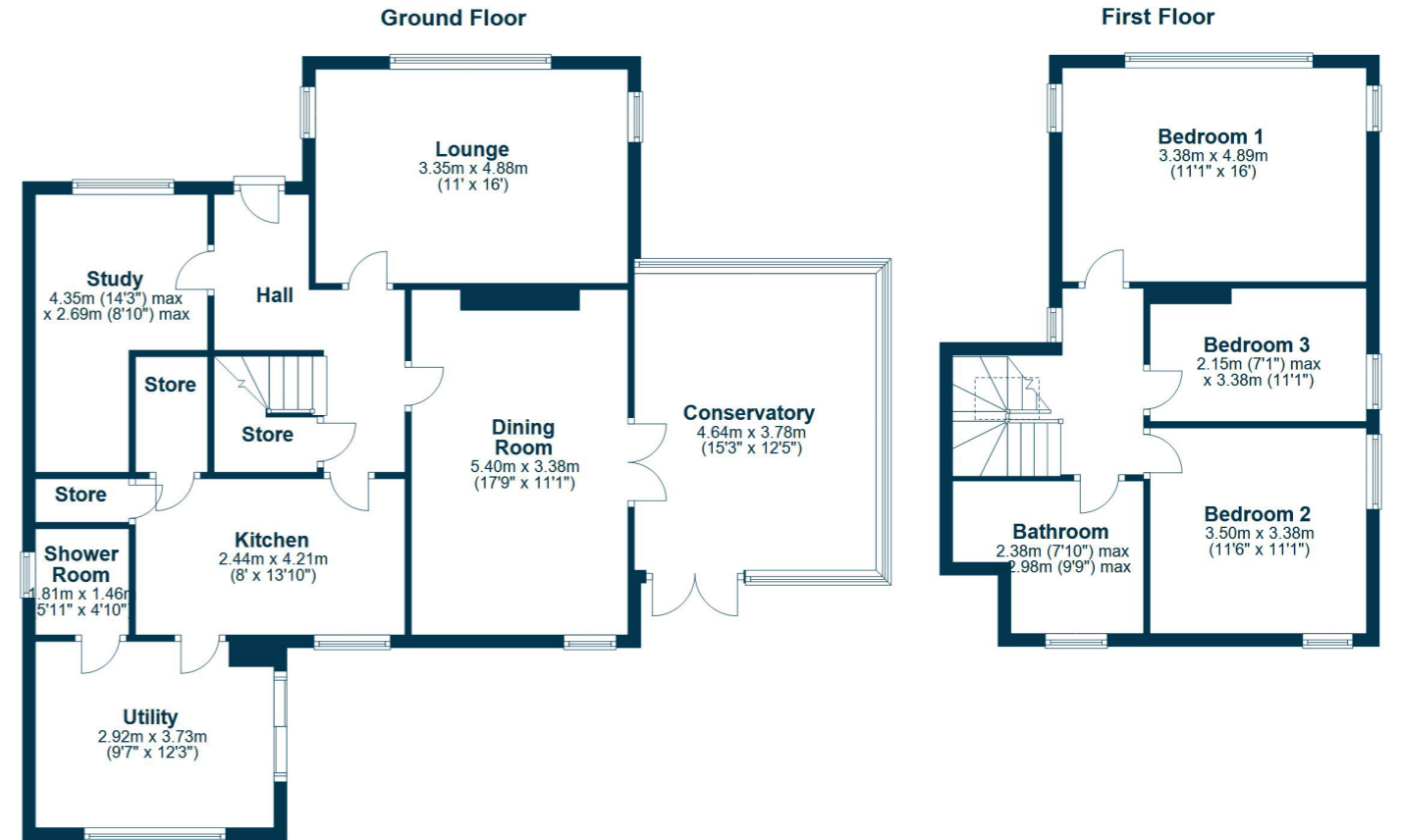
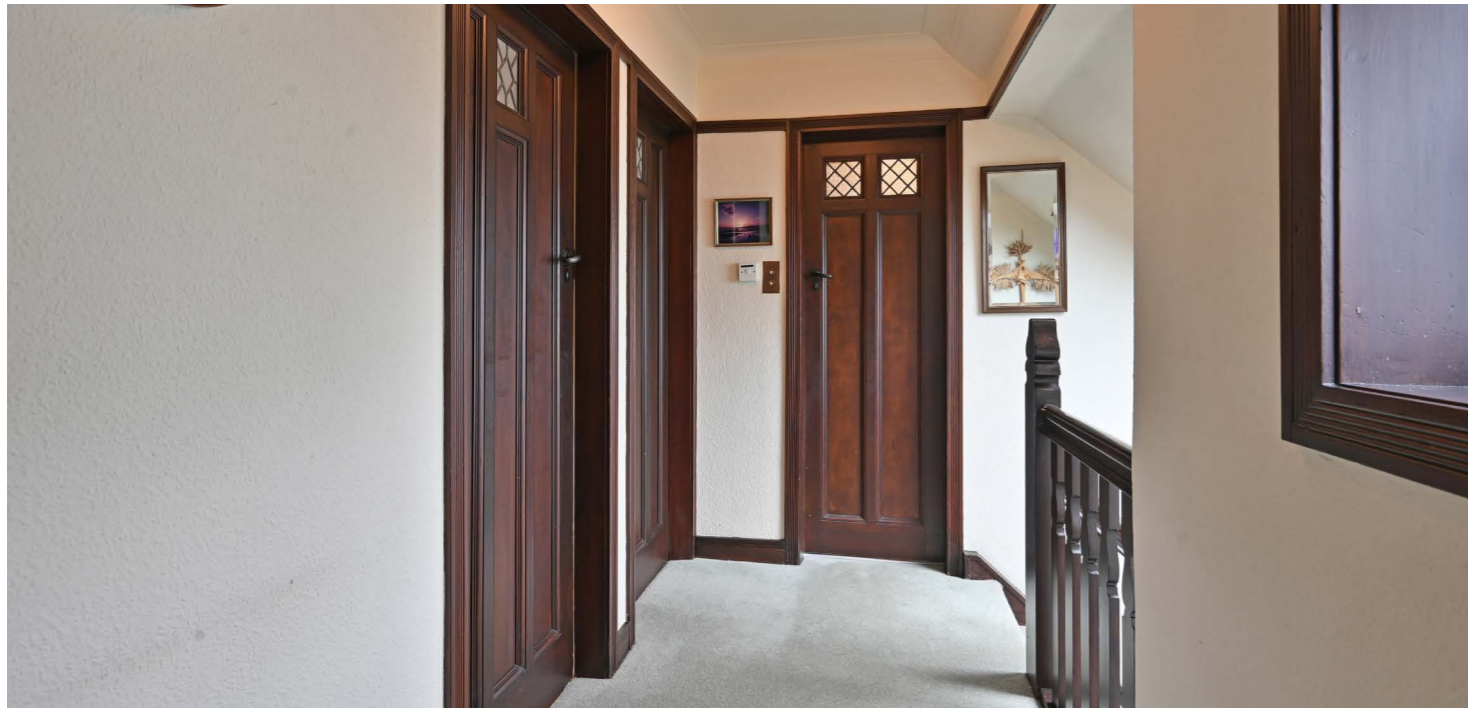
The accommodation comprises of a reception hallway with a store below the stairs and entry to the lounge with a fireplace and gas fire. The spacious dining room has twin glazed doors to the stunning conservatory with access to the gardens. The study provides an ideal space for home working. The kitchen has a range of traditional fitted furniture, two store cupboards and entry to large utility room with patio doors to the rear gardens. There is a ground floor shower room. A broad stair leads to the first floor with access to three bedrooms and a bathroom. The bathroom has been upgraded with a modern suite including a bath, wc, wash basin and a separate corner shower.

The property is set in mature corner gardens on Florence Drive with vehicular access along the shared driveway to Knockbuckle Farm into a large driveway area and detached double garage. The gardens are enclosed by hedgerow and timber fence with a gate on Florence drive to a gravel driveway flanked by lawn with a variety of shrubbery and trees. The rear gardens has a patio overlooking a shaped lawn with display borders and a summer house.









Kilmacolm is a highly sought after village positioned in the heart of the Gryffe valley. The village offers an excellent range of shops, cafes, and restaurants. Local schooling includes Kilmacolm Nursery and Primary School with secondary education at the modern Port Glasgow High School Campus. The village is home to the independent Duchal Nursery School and the prestigious St. Columba's School. The sporting and leisure amenities are varied with a tennis club, bowling club, the picturesque Kilmacolm Golf Club, Birkmyre Park playing fields and gym, local fisheries and angling at Knapps Loch and the River Gryffe.

BW2401 | Sat Nav: Kewlyn, Florence drive, Kilmacolm, PA13 4JN

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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