



## 2 BROOMKNOWE TERRACE

KILMACOLM

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**An elegant four bedroom mid terrace villa designed by renowned local architect James Austin Laird in the heart of Kilmacolm offering stylish family accommodation.**

A stunning traditional home that occupies an elevated position on a private road in the heart of Kilmacolm in a charming row of unique terraced houses. The property has been reconfigured and modernised to provide impressive family accommodation that blends traditional character with a modern specification. The kitchen is open plan to the sitting and dining room with a wood burning stove and twin French doors to the gardens. The modern kitchen has an extensive range of traditionally styled fitted furniture by "Wren Kitchens" including a large central island with a breakfast bar area, an enamel sink, a range cooker, fridge freezer and a wine chiller. There is matching fitted kitchen furniture in the cloakroom/utility room with space for laundry appliances. There is modern sanitary ware in the cloakroom and the family bathroom. Modern herringbone LVT flooring is fitted throughout the ground floor.

The property features mature front gardens featuring a large central lawn bordered by well stocked display beds and a path leading to gently sloping steps to the front door with a front patio for outside dining. The rear garden has a raised timber deck for outdoor dining with a central path between lawns to a gate which leads to the private lane at the rear of the property. There is also a single garage positioned at the front of the property. The internal accommodation comprises of a broad reception entrance vestibule opening to a reception hallway with stairs to the upper level and storage underneath. The impressive lounge is beautifully presented with a large bay window and a fireplace featuring an open fireplace. Twin doors lead from the hall into the sitting/sitting room with a wood burner, french doors to the rear garden and an open plan layout to the fantastic kitchen. There is a rear hall with a door to the garden and access to a cloakroom with a range of matching fitted kitchen furniture that provides a utility space.

The upper level of the property has a central hallway with the rear section housing a spiral stair to the attic level. There are two large double bedrooms, one featuring fitted storage. There is a further small single room at the rear of the property currently configured as a study. The family bathroom has a modern suite with fitted bath, wc, wash hand basin with complementary tiling. The attic level of the property contains a fourth large double bedroom with a spacious store cupboard.

The specification of the property includes a gas central heating system and a single garage.

















Nestled in the picturesque countryside of Renfrewshire, Kilmacolm is a charming village that offers a tranquil lifestyle with easy access to urban amenities. Known for its beautiful landscapes, Kilmacolm is surrounded by rolling hills, lush woodlands, and the serene Knapps Loch, providing ample opportunities for outdoor activities such as walking, cycling, and fishing.

The village boasts a strong sense of community, with a range of local shops, cafes, and restaurants that cater to residents and visitors alike. Kilmacolm also has excellent educational facilities, including the prestigious St. Columba's School, making it an ideal location for families. For those seeking cultural and social activities, Kilmacolm hosts various events throughout the year, from local markets to art exhibitions and music festivals. The village's proximity to Glasgow, just a short drive away, ensures that residents can enjoy the vibrant city life while returning to the peace and quiet of their countryside retreat.

With its blend of natural beauty, rich history, and modern conveniences, Kilmacolm is a desirable location for those looking to experience the best of rural living in Scotland.

**BW2450** | Sat Nav: 2 Broomknowe Terrace, Kilmacolm, PA13 4HT

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE

  
C O R U M

Corum Bridge of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T: 01505 691 400

E: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)