



ARDMORE

KNOCKBUCKLE ROAD, KILMACOLM

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4 | BEDROOMS 3 | BATHROOMS 4 | PUBLIC ROOMS

Situated in the admired village of Kilmacolm, this magnificent traditional detached villa offers stylish, upgraded family living within professionally landscaped garden grounds.

Ardmore is a charming period home positioned in beautiful private gardens within the sought after village of Kilmacolm. This property is positioned on Knockbuckle Road close to Birkmyre Park with sporting facilities, a café and well-equipped modern gym and is convenient for access to the vibrant village centre with its excellent selection of local cafés and shops.

This impressive home has been meticulously maintained and upgraded by the current owners to provide a stunning home that offers traditionally proportioned accommodation extending to some 2,949 sq.ft. The interior is beautifully presented with an exacting specification that includes a luxury kitchen, modern sanitary ware, a mix of double and triple glazing throughout with secondary glazing in the dining room, a new roof, alarm system and modern gas fired central heating. The rear of the property was remodeled and upgraded by the current owners to provide a more contemporary layout including the large, fitted breakfasting kitchen, a rear hallway to the utility room and the lovely sitting room with bi-fold doors to the landscaped gardens. There are period features throughout the property including ornate skirting and surrounds, ornate ceiling cornicing and plaster work. The lounge features a modern stone fire surround with a gas fire and there is a timber fireplace with wood burning stove within the family room.

The impressive accommodation comprises: a bright entrance vestibule leading into the welcoming reception hallway with entry to all main ground floor apartments, a stair leading to the upper floor and a modern cloakroom WC. The dining room has front facing window formation with a feature fire surround. The lounge is a striking room with neutral décor and carpeting, a stone fireplace with modern gas fire and a large bay window. The dual aspect family room extends to over twenty feet in length with a fireplace and wood burning stove. The kitchen features a range of quality fitted kitchen furniture with gloss, taupe door fronts; contrasting Silstone worktops, a breakfast bar and a Blanco sink with hot water mixer tap. The integral appliances include a Siemens multifunction oven, combination microwave oven, dual larder fridge and freezer, Bora extractor induction hob, Miele dishwasher and a wine chiller. The full height rear double glazed windows offer views over the landscaped rear gardens. The side hall has entry to the gardens, the fitted utility room and modern sitting room with bifold doors to the gardens.

A broad staircase leads to a large upper reception hallway, bathed in natural light from a large window formation over the stairwell. There is a deep store cupboard with a hatch giving access to the extensive attic. The principal bedroom suite has a large front facing window formation, contemporary décor, built in wardrobes and a modern ensuite shower room. There are three further double sized bedrooms and a family bathroom which is fitted with a modern four piece suite including a shaped bath, WC, wash basin and a separate corner shower.

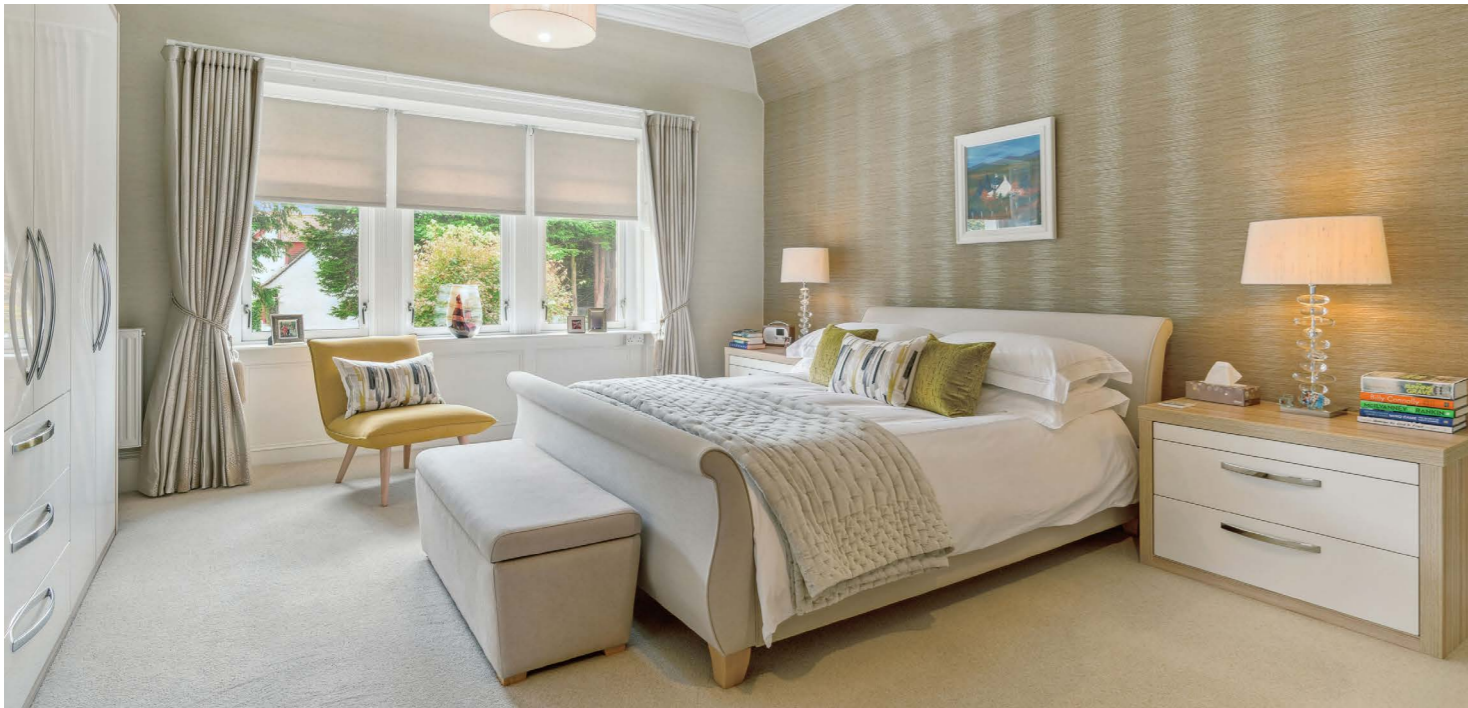
Ardmore is set within professionally landscaped garden grounds. Twin timber gates give entry to the enclosed gardens with a gravel driveway providing parking and turning for several vehicles. The front garden is screened by a variety of mature trees and shrubbery with a mature lawn area and well stocked display beds. There are access gates on both gables of the property to the enclosed rear gardens. The split level gardens feature several patio areas ideal for alfresco dining, a level lawn, stocked display beds and a large garden shed.





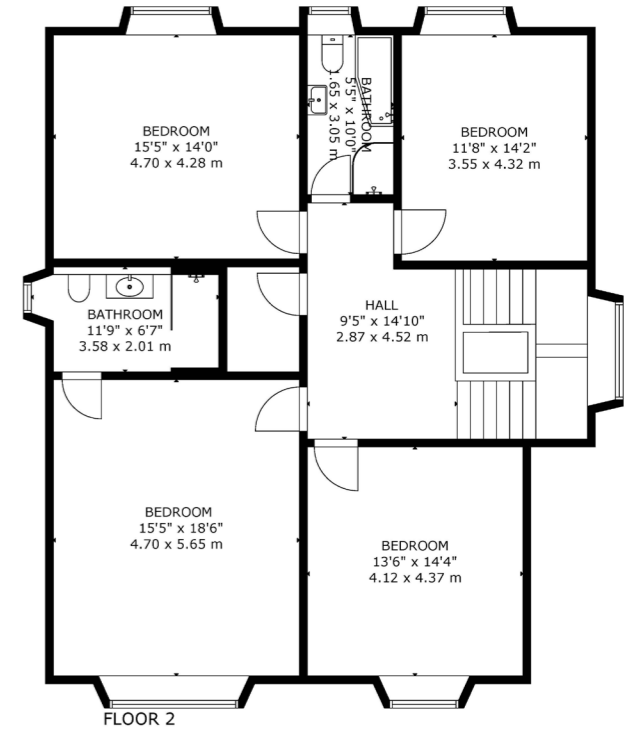
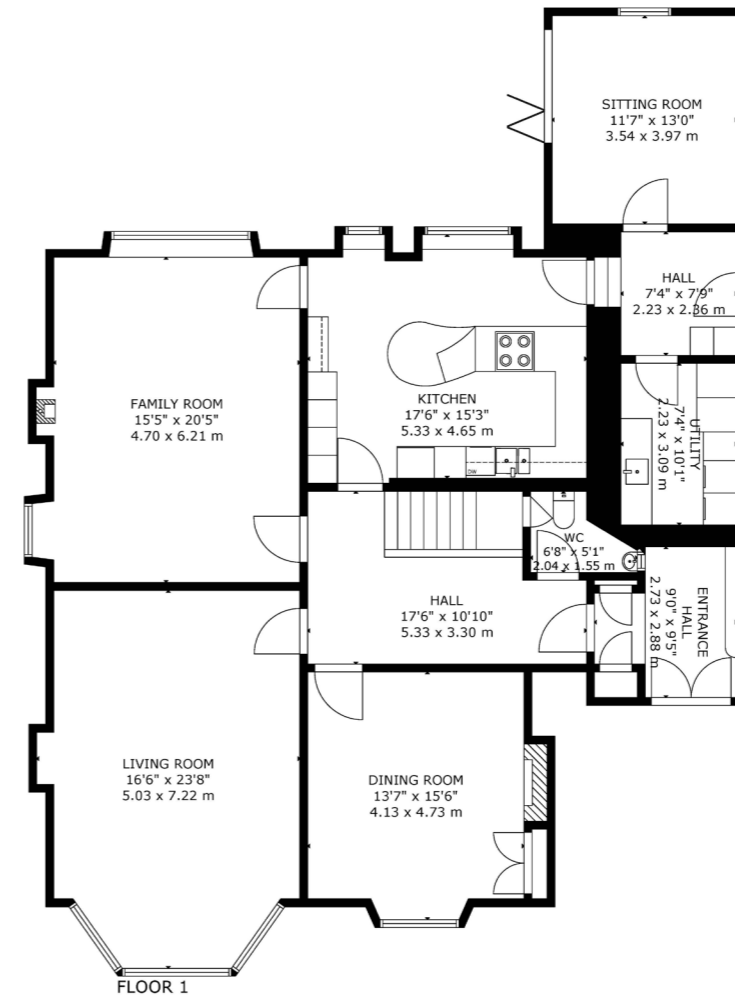












Nestled in the picturesque countryside of Renfrewshire, Kilmacolm is a charming village that offers a tranquil lifestyle with easy access to urban amenities. Known for its beautiful landscapes, Kilmacolm is surrounded by rolling hills, lush woodlands, and the serene Knapps Loch, providing many opportunities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

BW2497 | Sat Nav: Ardmore, Knockbuckle Road, Kilmacolm, PA13 4JU

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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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