

*Brian Harkins  
Estate Agents*

*1 WOODBERRY HOUSE CASTLEHILL CRESCENT, KILMACOLM, PA13 4HY*

*OFFERS OVER £345,000*

*C/TAX BAND: E*

*3 BEDROOM APARTMENT*

*EPC BAND: B*

A charming three bedroom UPPER VILLA APARTMENT forming part of a prestigious modern development with a private garden located in the highly desirable residential area of Kilmacolm. The property has been decorated to the highest standard, offering well planned accommodation over three levels and is presented to the market in genuine move-in condition.

On the ground floor there is a Welcoming Reception Entrance Vestibule with storage cupboard and feature stairwell with timber effect ceramic flooring throughout.

The first floor features a Dining Hallway leading into a large living room which again lets in an abundance of natural light thanks to dual-facing windows and Juliette Balcony doors making it the perfect spot for entertaining friends and family.

Breakfasting Kitchen on open plan with ample storage in both Floor and wall mounted units, Electric induction Hob and wall mounted Double Ovens, integrated appliances including Fridge Freezer, Dishwasher, and Hot plate, Large island Breakfasting seating area and storage including drawer units.

Stairwell to the mezzanine level which is presently being used as formal Lounge and Home Office space but could be Bedroom four.

The principal Bedroom is situated on the First floor of the property and boasts an En-suite shower room and large built in cupboard. Further two Double Bedrooms with dual windows and timber effect ceramic flooring throughout.

Extensive garden grounds to front accessed through Secure Electric Metal Gates with ample space to park, Timber Pergola with roof and choice of seating areas. Aluminium Canopy at side, Dining Area to the rear of the house with a variety of hedging, shrubs and planting providing excellent privacy and colour leading to Summer House.

With easy access to public transport links and outstanding nearby amenities including the Tennis Club, Golf Course local convenience stores and Coffee shops.

### **Lounge / Kitchen**

*32'3" x 14'8" (9.85m x 4.48m)*



### **Mezzanine/ Formal Lounge**

*25'3" x 19'2" (7.70m x 5.86m)*



### **Bedroom 1**

*12'10" x 11'1" (3.92m x 3.38m)*



### **Bedroom 2**

*15'9" x 15'1" (4.82 x 4.60)*



### **Bedroom 3**

*14'10" x 13'4" (4.54 x 4.08)*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	

## En Suite

### IMPORTANT NOTE TO PURCHASERS:

**\*\*MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale\*\*



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

## Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	

