



## 1/2, 1 Smithybrae, Kilmacolm, PA13 4EN

Fixed Asking Price £235,000

- A Unique Development of 12 Modern Luxury Apartments
- 3 Bedroom 2 Bathroom Penthouse
- 2 x 2 Bedroom 1 Bathroom Apartments
- EER - TBC
- Located in the heart of Kilmacolm
- 2 Bedroom 2 Bathroom Penthouse
- Private Parking Garage
- High Specification Contemporary Finishes Throughout
- 8 x 2 Bedroom 2 Bathroom Apartments
- Residents Elevator

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix 1/2024



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

EPC Rating:

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