



Completion due late spring 2025.  
Enquire now to secure your plot!



## 1/5, 1 Smithybrae, Kilmacolm, PA13 4EN

Fixed Asking Price £240,000

- 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 effort has been made to ensure the accuracy of the description 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 illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

New Build

## EPC Rating:



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |