



**cochrandickie**  
ESTATE AGENCY

**Ettrick Bank, Duchal Road,**  
Kilmacolm PA13 4AS

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



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Originally built circa 1900 this two storey traditional upper conversion is set in a fantastic location within the much admired village of Kilmacolm.

Set within only One Hundred Meters from the St Columba's Church and close to the village centre the accommodation comprises of an entrance vestibule leading to a carpeted stairwell which in turn gives access to the first floor where the bay windowed lounge and open plan dining room are situated. Both of these rooms have the original cornice and ceiling rose and have lovely open aspects. The lounge also has a fireplace with a living flame gas fire.

The recently re-fitted shower room is off the hallway and has a walk-in shower for easy access. The breakfast kitchen is of excellent proportions and has a free standing 'Rangemaster' Range, wall & base units storage units with contrasting work surfaces and space for

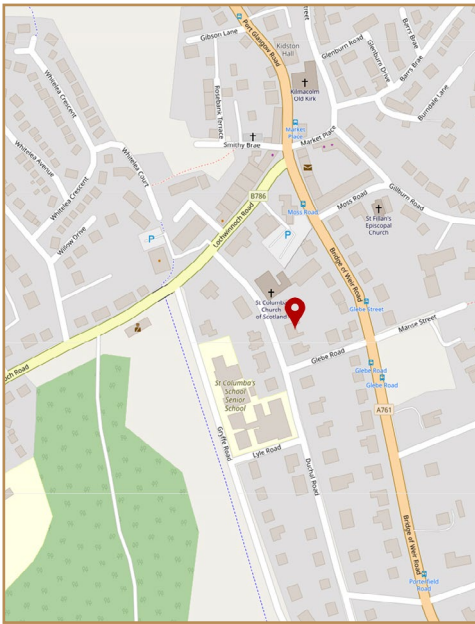
casual dining or breakfasting. Also on this floor is a double bedroom.

A sweeping carpeted stairwell with balustrade that matches the sweep leads to the upper level where a circular 'Cupola' provides fantastic natural light down the stairwell itself. On this floor there are three further bedrooms and a house bathroom. There are again fantastic views to be had from the windows of these bedrooms.

Externally running adjacent to the property is a forty-meter slabbed and gravel driveway leading to a turning area and larger style single detached garage at the rear that benefits from a remote control door. The garden has been landscaped with shrub beds, patio areas, greenhouse and summer house all bordered by an original stone wall.

The specification includes gas central heating, double glazing and a security alarm system.





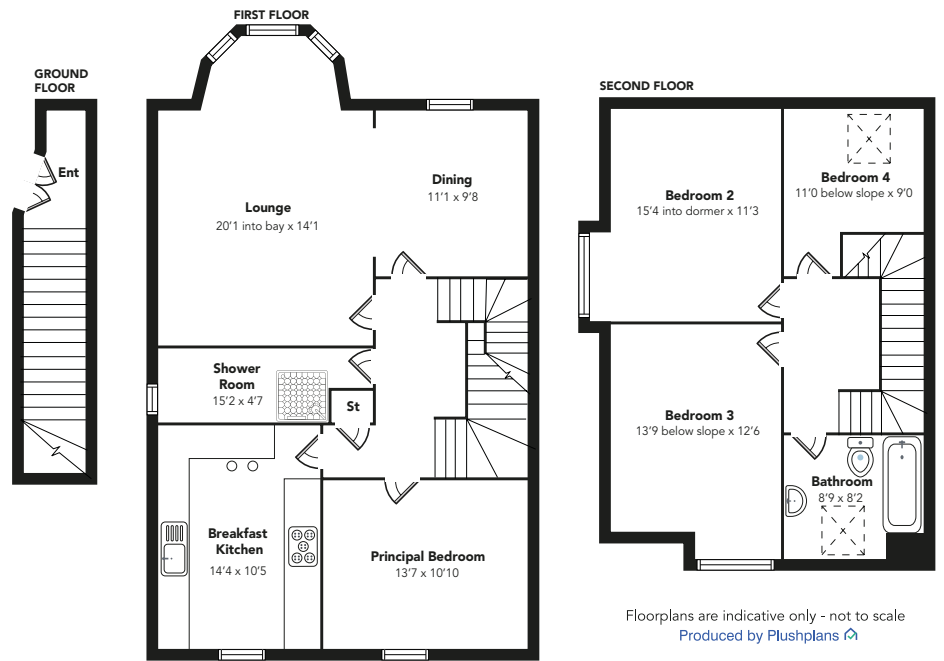
EPC rating

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Office  
Bridge of Weir

**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



## Our Offices

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