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ESTATE AGENCY

Cruachan  
West Glen Road,  
Kilmacolm PA13 4PN

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# Cruachan

## West Glen Road,

Kilmacolm PA13 4PN



Situated in the upper portion of the well respected village of Kilmacolm sits Cruachan, a stunning and imposing turreted semi detached villa dating back to circa 1900 with internal accommodation extending to 225 sqm or there by with fabulous one hundred and eighty degree views.

With its blonde sandstone façade under a slate roof this distinctive home offers fantastic flexible accommodation over three generous floors. In the past three years the property has gone through a significant refurbishment program relocating the kitchen into what is now arguably the most significant portion of this lovely family home.

The accommodation comprises of an entrance vestibule leading to a broad reception hallway which leads to the beautiful formal lounge that has the turret as the principal feature in the room, affording the open aspects over the village and beyond. A feature fireplace with wood burning stove as a focal point of the room. The undoubted feature is of course the re-modelled kitchen with its dramatic wall & base units around the perimeter and the island breakfast bar for casual dining all open plan with a dining area to the rear. A freestanding range provides cooking facilities. The former kitchen is now a spacious utility room with plumbing facilities as well as storage cupboards and a further door leading back to the hallway for easy access. A further door allows access to the courtyard at the rear. Completing the ground floor is a study and separate cloakroom with WC.

The period stairwell leads to the half landing bathroom, separate WC and a separate shower room. Continuing to the first floor there are four fantastically proportioned double bedrooms, the principal mirroring the lounge below with the turret affording even greater views to the South West from its elevated position.

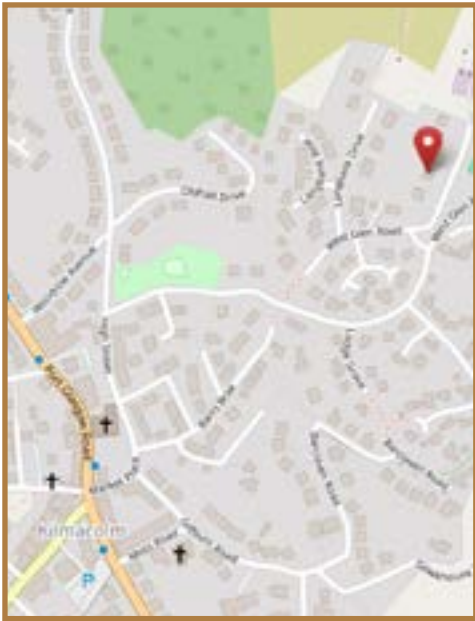
A further staircase leads to the second floor where there are two flexible rooms which could easily be bedrooms or a family/games room and office, both providing great usability depending on the purchasers needs.

The gardens are a significant attraction. The sweeping monobloc driveway leads the front of the property and around to a detached double garage. There are three sections of lawn each with stocked beds bordering with a wide range of plants and shrubs creating fabulous colour throughout for all year enjoyment. The property is bordered by a combination of hedging which does provide privacy and seclusion. To the rear is a small, covered courtyard for outside entertaining should the weather turn inclement without compromising the enjoyment of being outside.

The property specification includes sash & case double glazed windows, gas central heating and a security alarm system.

Kilmacolm Village Centre is a around 600 meters and is a pleasant walk with a series of shops offering everyday provisions with the addition of cafes, restaurant and bars. There are sporting and leisure facilities around the village including, walking, fishing and golf. the prestigious St Columba's school is also in the centre of the village as well as Kilmacolm Primary School.



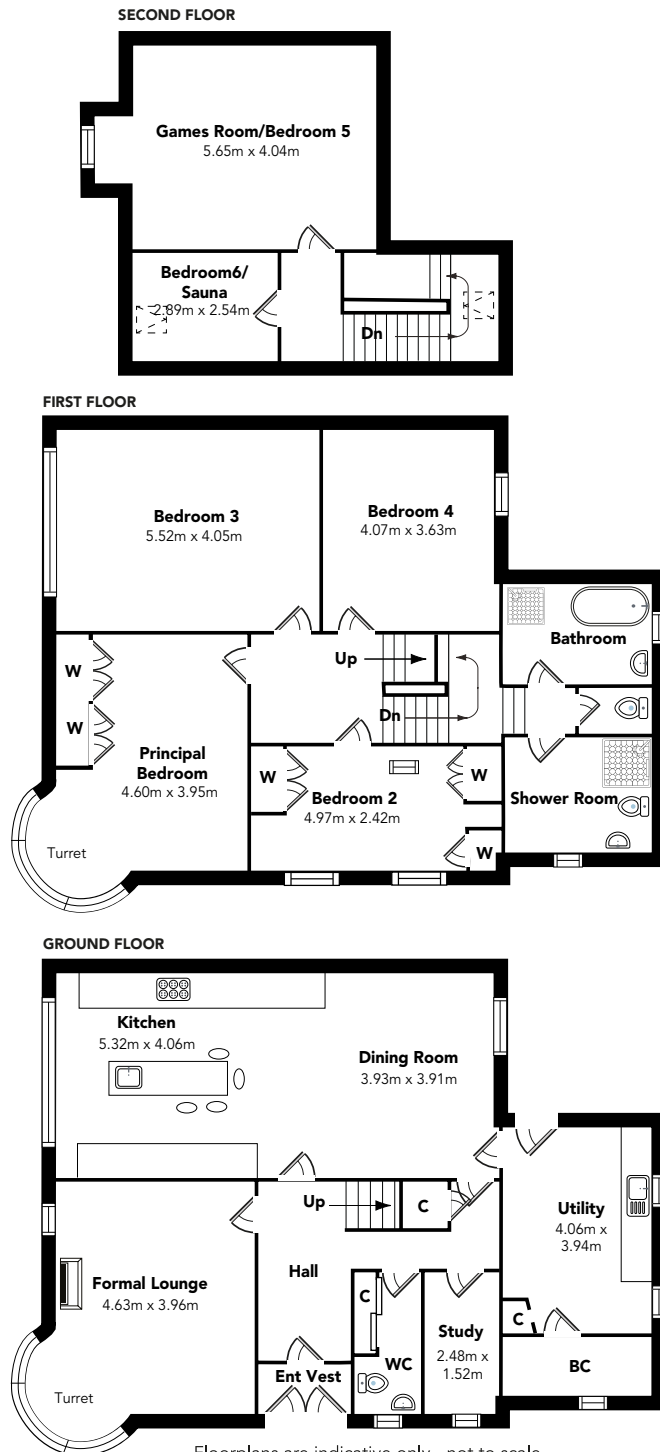


EPC rating  
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Office  
Bridge of Weir

#### 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.



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