

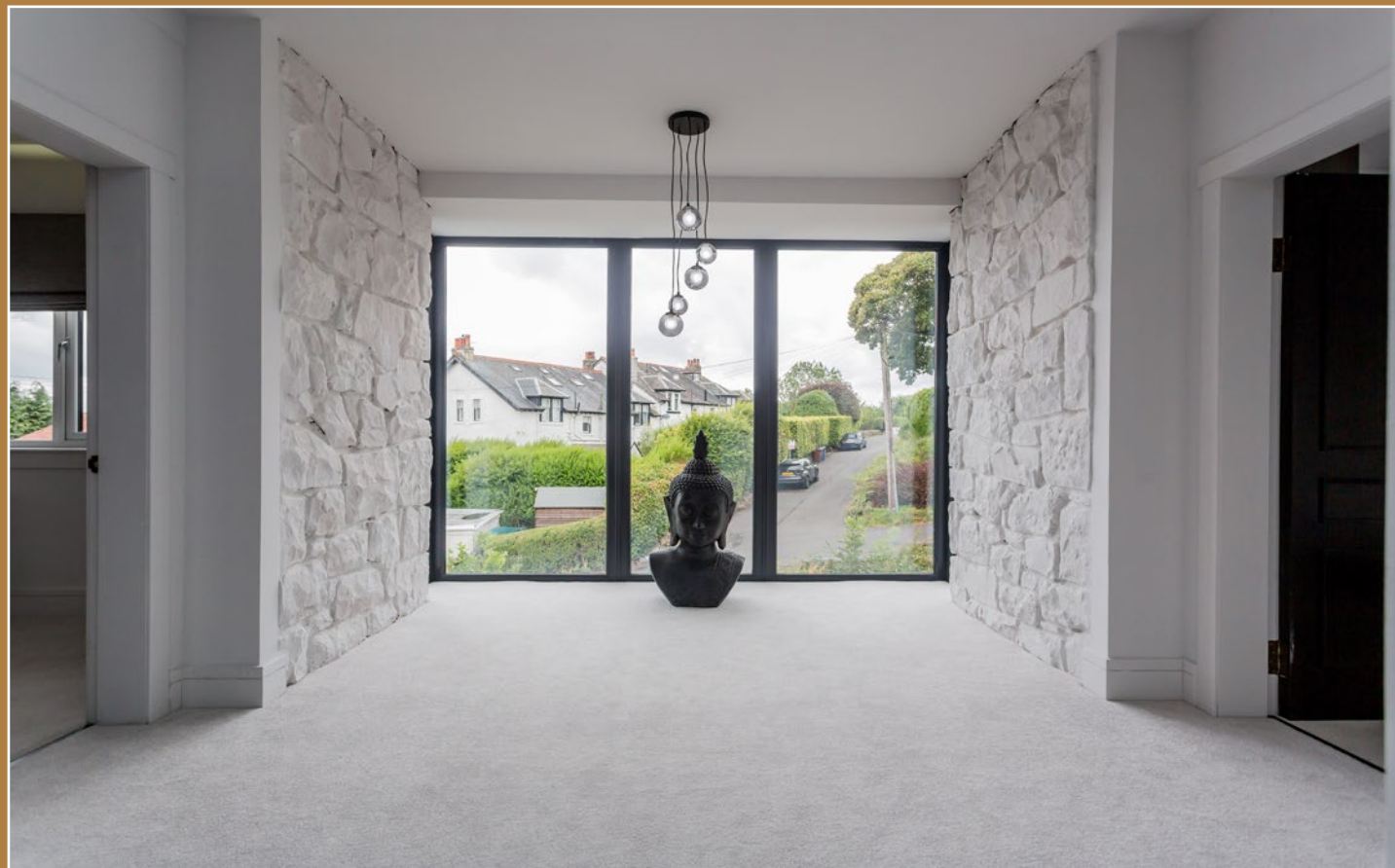


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ESTATE AGENCY

**Hillside view, Barrs Brae,**  
Kilmacolm PA13 4DE

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# 10 Hillside view, Barrs Brae

Kilmacolm PA13 4DE



Set just one hundred metres from the heart of Kilmacolm village is Hillside View, a unique property reconstructed from the original 1960's property into a modern villa of exacting standard.

A double height glazed entrance façade is immediately an impressive and imposing sight as you make the walk up Barrs Brae. The entrance hallway has some remnants of the original building as you enter.

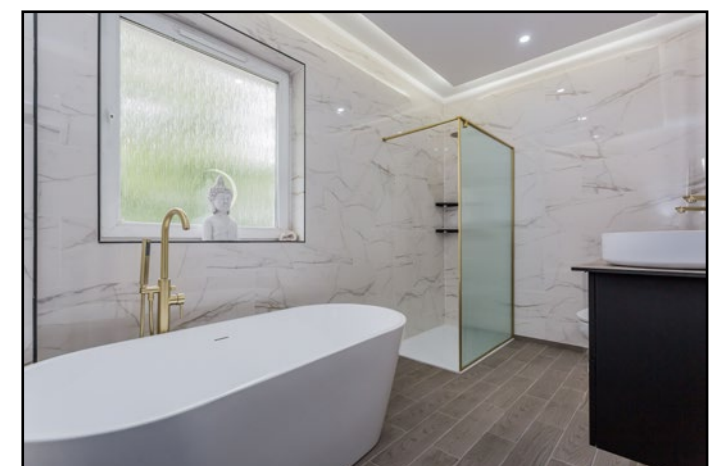
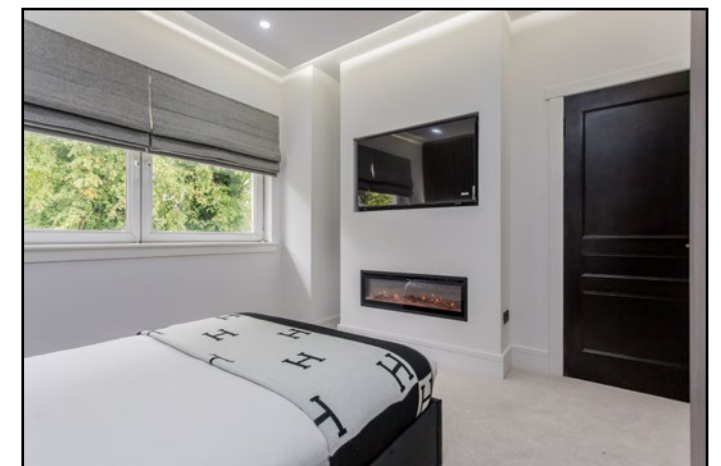
Upgraded the accommodation extends to circa 450 square metres of internal accommodation over three levels. The herringbone floored reception hallway leads to a lounge with double aspect windows with media wall and inset fire, an incredible cinema room and an incredible living breakfast kitchen that stretched the entire width of the property to 41' long. This impressive room allows relaxation coupled with casual dining as well as a functional fully equipped kitchen all in one area of the home. The kitchen itself has two separate fridge freezers, two integrated ovens, int. dishwasher, hob and extractor hood as well as ample storage and work surfaces. A cloakroom completes the ground floor.

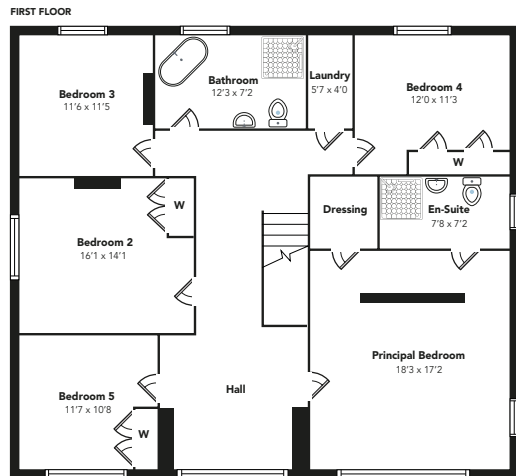
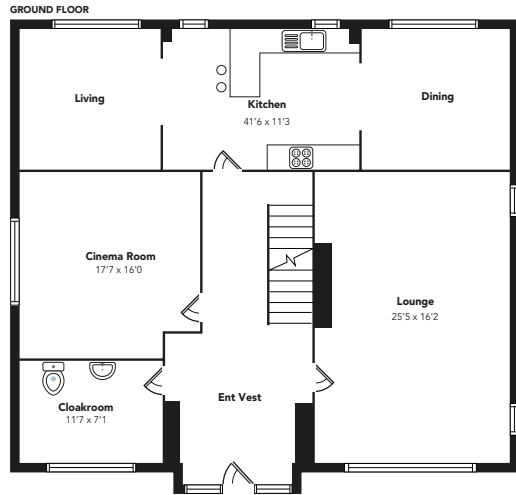
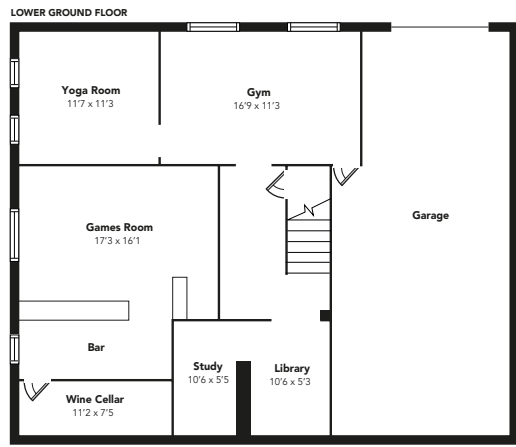
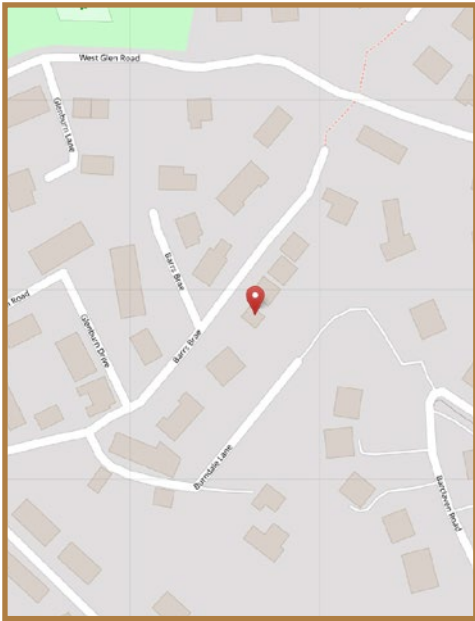
A glazed balustrade gives access to the lower ground entertaining area of the property. Here you will find a study, library, home gym, yoga room and games room complete with bar and wine cellar, all neutrally decorated similar to the upper floors. There is also an internal door to the garage which is access from the rear via a tarmac driveway running adjacent to the property.

On the first floor the contemporary layout continues. The upper landing is a fabulous space to either stand and enjoy the view or maybe set up as a study area for the same reason; the double height views. There are five double bedrooms on this floor, each with built-in fitted wardrobes and two of the bedrooms have media walls with electric fire inserts. The principal bedroom wouldn't be out of place in a boutique hotel with its blacked out false wall which gives access to a walk-in dressing area and a separate fully tiled en-suite shower room. Unusual but very practical on this floor there is also a laundry room with plumbing.

It is instantly obvious that Hillside View has gone through an incredible refurbishment program as aesthetically it is very impressive, what is so obvious as to the specification of those works, refurbished roof, re-wire, re-plumbing new heating system and new windows to the front as well as the double height glazed entrance. The gardens are level and surround the property.

With its proximity to the village centre this property is sure to appeal. The village centre offers a range of shops and facilities which will adequately cater for everyday needs and requirements. The prestigious St Columba's school is conveniently situated within the village along with Kilmacolm Primary School. There are social and recreational facilities which are all catered for which include golf club, tennis club, bowling club and restaurants. Kilmacolm is a short drive away from Johnstone bypass which links up with the M8 motorway network.





Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

EPC rating  
??

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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