



cochrandickie
ESTATE AGENCY

‘Netherley’ Knockbuckle Road,
Kilmacolm PA13 4JU

www.cochrandickie.co.uk













‘Netherley’ Knockbuckle Road

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‘Netherley’ on Knockbuckle Road is a 1960’s build, originally designed by a former resident in the street who was involved in seven of the neighbouring properties all very different and re-modelled over the years.

Excellently maintained this lovely home has stunning south facing private gardens to the rear.

A double height reception hallway greets you as you enter providing fantastic natural light to the entrance. The lounge is ‘L’ shaped and has a feature fireplace and living flame gas fire and a set of double doors leading to a 19’ conservatory that overlooks the garden. the breakfast kitchen is also of excellent proportions and has ample wall & base units and a breakfast bar as well as space for a table for casual dining. A further set of double doors leads to the formal dining room and off here is the utility room that gives access to the garden. Completing the ground floor is a cloakroom with WC and wash hand basin.

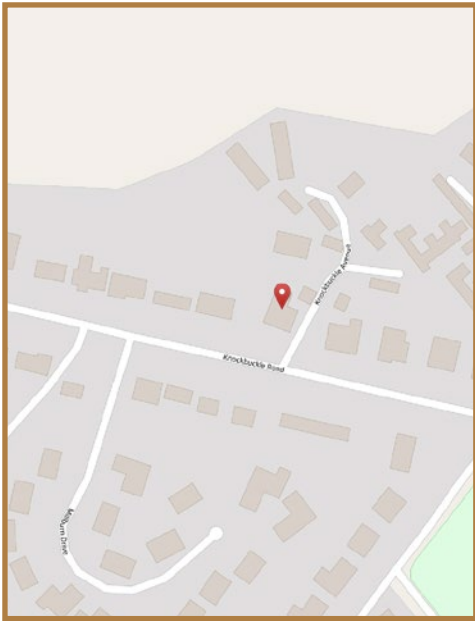
On the first floor there are three double bedrooms and a shower room. There is fantastic storage on the first floor, eave storage from the principal bedroom as well as the hallway and bedroom two also benefits from built-in fitted wardrobes.

The private mature garden grounds are extensive. To the front is a monobloc driveway running adjacent to the property to a single detached garage. To the rear the garden is laid to lawn with mature trees and hedgerow bordering providing ample privacy on a south facing orientation.

Any potential purchaser hoping to extend or upgrade should satisfy themselves on all local authority requirements and conditions prior to purchase.

Close by Kilmacolm village centre offers a range of shops and facilities which will adequately cater for everyday needs and requirements. The prestigious St Columba’s Junior School and the Senior School are conveniently situated within the village as is Kilmacolm Primary School. There are a wide range of social and recreational facilities catering for all tastes including golf, tennis and bowling clubs. Restaurants and cafes compliment the shopping facilities in the village. Indoor gym facilities at Birkmyre Park sit side by side with cycle ways and walking tracks along the old railway line, and rights to roam across extensive countryside. Kilmacolm is a short drive from the A737 Johnstone bypass which links up with the M8 motorway and connects to the Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre.





EPC rating

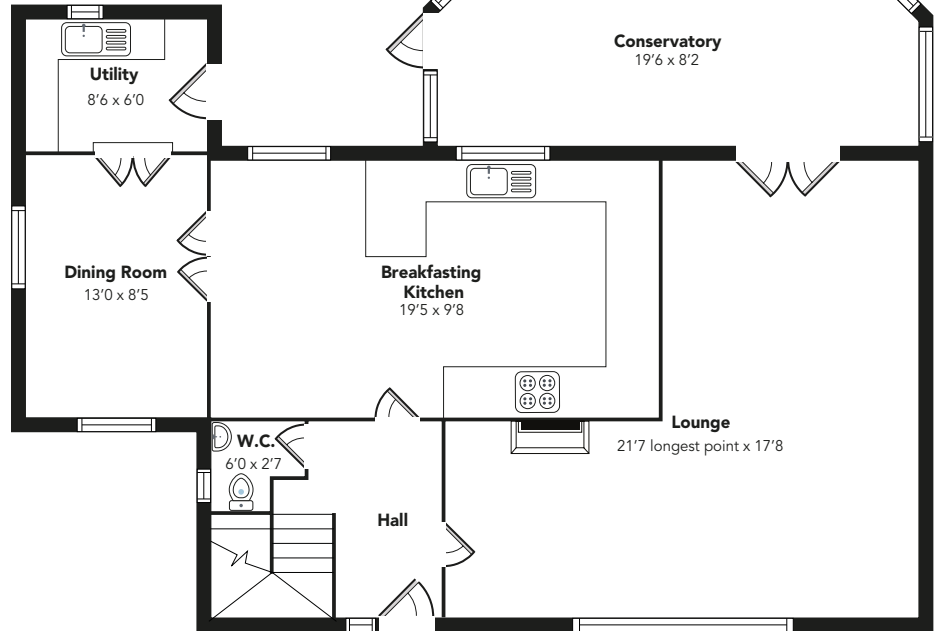
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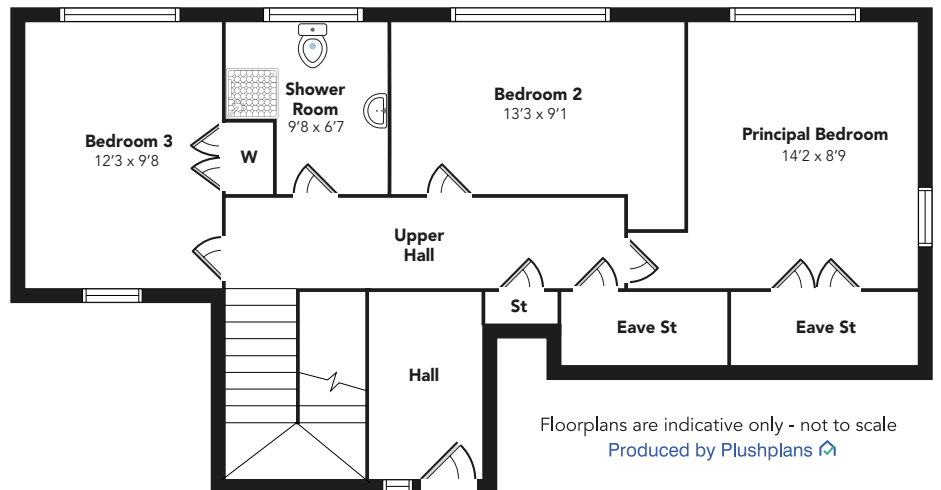
disclaimer

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.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

Our Offices

21 Moss Street, Paisley PA1 1BX
t. 0141 840 6555
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk

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