



SECOND (TOP) FLOOR FLAT

**2/2, 3 ROSEBANK TERRACE
KILMACOLM
PA13 4EW**



2/2, 3 ROSEBANK TERRACE, KILMACOLM PA13 4EW

Situated in the centre of the Village and enjoying panoramic aspects over the Gryfe Valley, this SECOND (TOP) FLOOR FLAT is ideally situated with excellent shopping and social amenities all within a short walk, in addition to being nearby Kilmacolm Golf Club and only minutes to Bridge of Weir and Port Glasgow etc.

The property offers easily maintained accommodation with gas central heating and double glazing, however would benefit from a degree of internal modernisation.

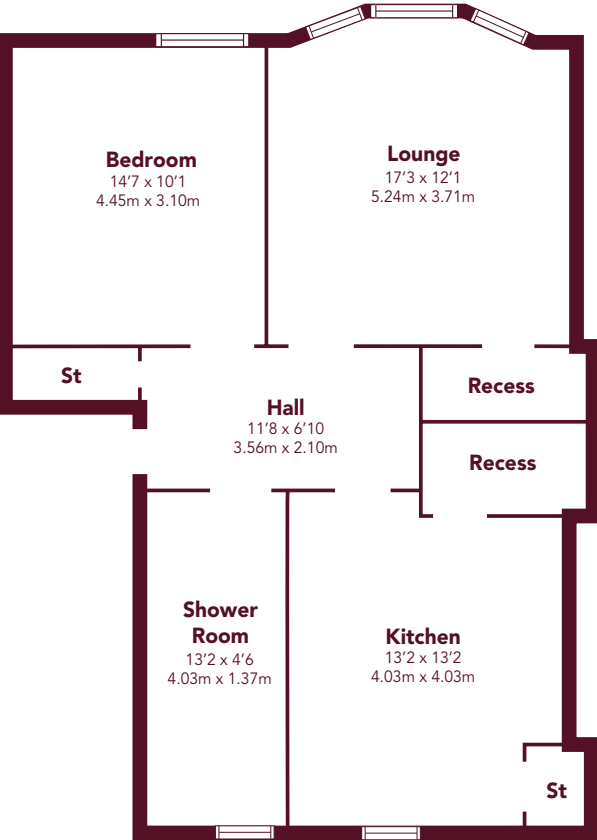
Attractive entrance with stairs to upper levels, broad reception hall with deep recessed storage cupboard, impressive 17'3 lounge with bay window with fabulous outlook also of note is the ornate decorative ceiling cornicing and deep walk-in recessed storage area, generous double bedroom enjoying open aspects, dining kitchen with recess, shower room with modern walk-in shower cubicle with full height glass shower screen.

There is in addition a deep cellar store at ground floor level. Carefully laid out and well maintained shared residents gardens to rear.

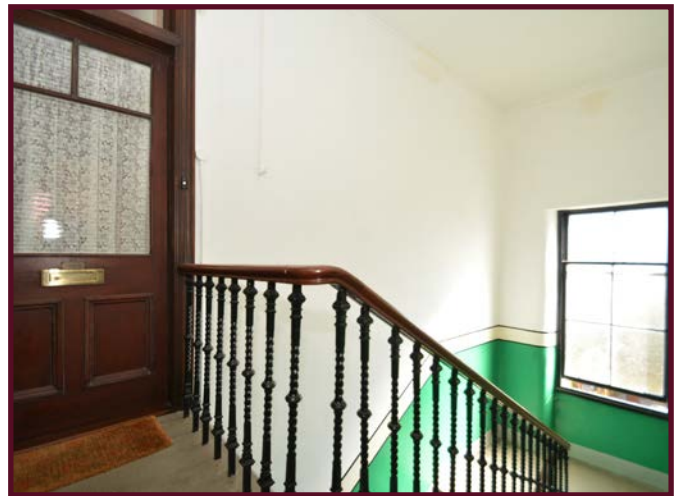
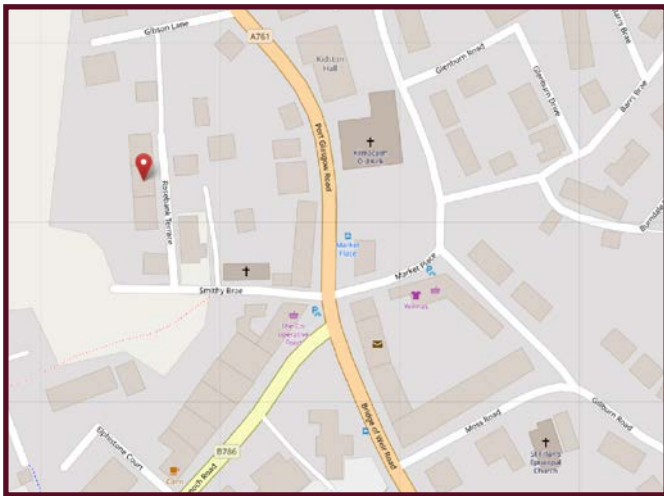
The property has the potential to convert the recesses into an internal kitchen or alternatively open plan to the lounge, subject to obtaining the relevant Local Authority consents.

Measurements

RECEPTION HALL	11'8 (3.56m) x 6'10 (2.10m)	KITCHEN	13'2 (4.03m) x 13'2 (4.03m)
LOUNGE	17'3 (5.24m) x 12'1 (3.71m)	SHOWER ROOM	13'2 (4.03m) x 4'6 (1.37m)
BEDROOM	14'7 (4.45m) x 10'1 (3.10m)		



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling north on Bridge of Weir Road toward the Village centre, continuing to the Cross at the junction with High Street on right and Lochwinnoch Road on left, turn left onto Smithy Brae right onto Rosebank Terrace.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band B

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars 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.



FREE VALUATIONS
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE