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ESTATE AGENCY

Glengarriff, Knockbuckle Road,
Kilmacolm PA13 4JU

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Glengarriff, a beautiful example of a late Victorian villa, sits in mature and private gardens close to Birkmyre Park on the very desirable Knockbuckle Road.

Well maintained internally and externally, this period home is of traditional construction with a slate roof, painted harling and stone ingles, sash and case double glazed windows, and a rosemary tiled porch. Internally the house has kept many original features and is beautifully appointed with neutral décor and quality flooring.

A welcoming broad hallway leads to three public rooms, the kitchen, and a carpeted staircase with original balustrade. The stunning south facing formal lounge has a feature limestone fireplace with a "Chesney" wood burning stove, bay windows, oak flooring, and a 3.15m high beautifully detailed ceiling with deep cornice. The bright formal dining room has a traditional fireplace and original ornate press cupboard, and the cosy sitting room has a Claygate fireplace with a "Clearview" wood burning stove.

The fabulous dual aspect dining kitchen has painted Shaker style wall & base units, two integrated fridge freezers, an integrated dishwasher, ample granite work surface, and a granite table for casual dining. A black four oven gas AGA completes the bespoke "Burndale workshop" kitchen. From the kitchen there is a double door through to the conservatory and a door through to the rear hall.

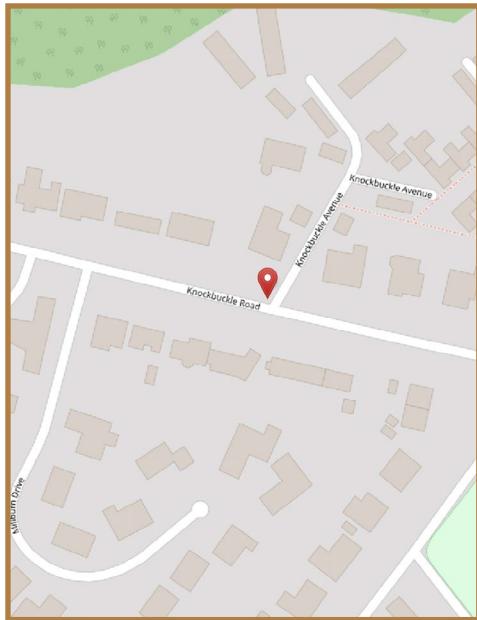
The well proportioned rear hall has further access to the large and bright wrap-around conservatory, a cloakroom with WC / wash hand basin, a large utility room with gas boiler, and the back garden.

The first floor has four large double bedrooms, the principal mirroring the formal lounge below with its bay window, detailed ceiling, and with views towards Birkmyre Park. The family bathroom and separate shower room are both contemporary with quality fixtures and fittings. From the hall a pull-down "Ramsay" ladder gives access to the attic and storage.

The property occupies an excellent plot with wrap around mature gardens comprising lawns and planted borders, monobloc gated driveway, and a detached double garage - all bordered by an original stone wall. The back garden has a patio and is gated to provide a safe and secure child and dog friendly area.

Kilmacolm village centre is a pleasant 1000 metre walk, with cafes, restaurants, bars and shops offering everyday provisions. There are sporting and leisure facilities around the village including walking, tennis, fishing and golf. The village has an excellent local primary school, and the highly regarded independent St Columba's school provides both primary and secondary education.





EPC rating

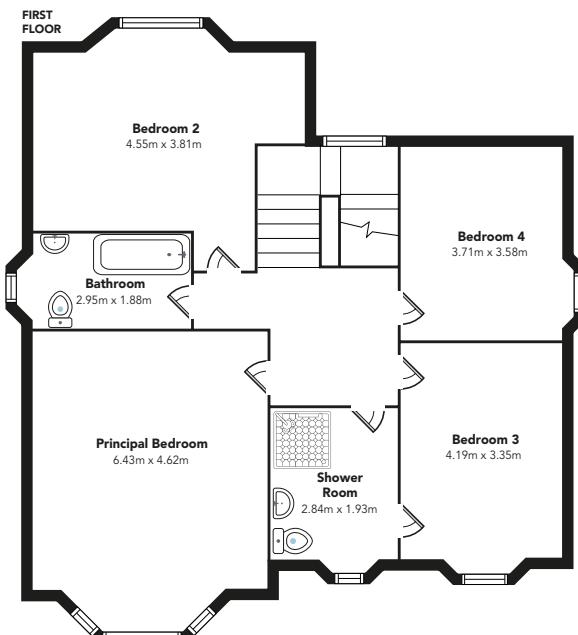
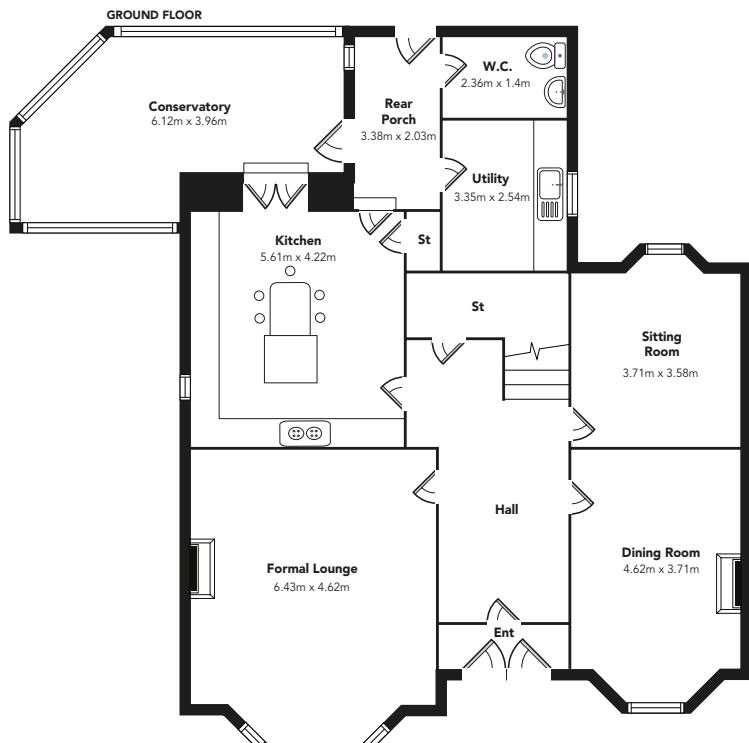
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Disclaimer

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Floorplans are indicative only - not to scale

Produced by Plushplans

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