

1 Hillside Avenue

KILMACOLM, INVERCLYDE, PA13 4QL



beautifully extended three-bedroom, end-terrace cottage, arranged over two levels and situated within a popular location in one of Inverclyde's most picturesque villages



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McEwan Fraser are delighted to offer for sale this beautifully extended three-bedroom, end-terrace cottage, arranged over two levels and situated within a popular location in one of Inverclyde's most picturesque villages. This impressive family home provides spacious, flexible and exceptionally well-presented accommodation, making it ideally suited to a variety of purchasers.

The property has been thoughtfully extended and is presented to the market in genuine walk-in condition. Properties of this style, size and quality rarely come to the market, and the contemporary interior is sure to appeal to those seeking a stylish and versatile family home.

THE LOUNGE



The accommodation begins with a welcoming reception hallway, leading to an impressive lounge which is both bright and spacious. The room features an attractive fireplace and provides ample space for a dining table and chairs, creating an ideal setting for more relaxed dining and entertaining with family and friends. To the rear, the modern fitted kitchen offers a good range of contemporary wall and floor-mounted units, complemented by a large range-style oven and hob, together with space for additional appliances. A useful understairs cupboard provides valuable storage, while a rear hallway offers further storage and direct access to the rear garden.

THE KITCHEN



THE DINING ROOM / BEDROOM 3



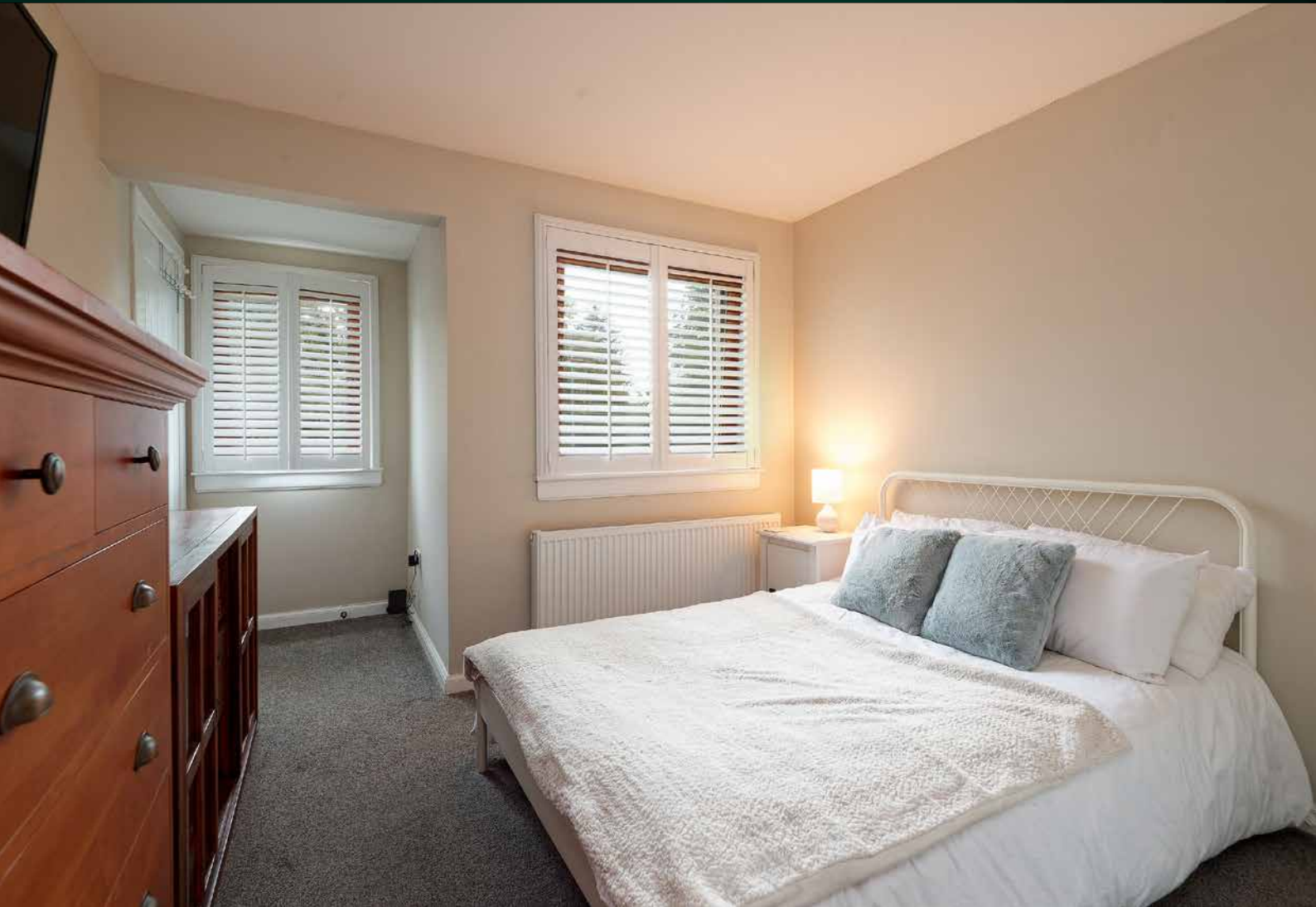
Another impressive room, a versatile second sitting room/dining room, which could also be utilised as a third bedroom. This excellent additional reception space overlooks the rear garden and offers a variety of potential uses to suit individual requirements.



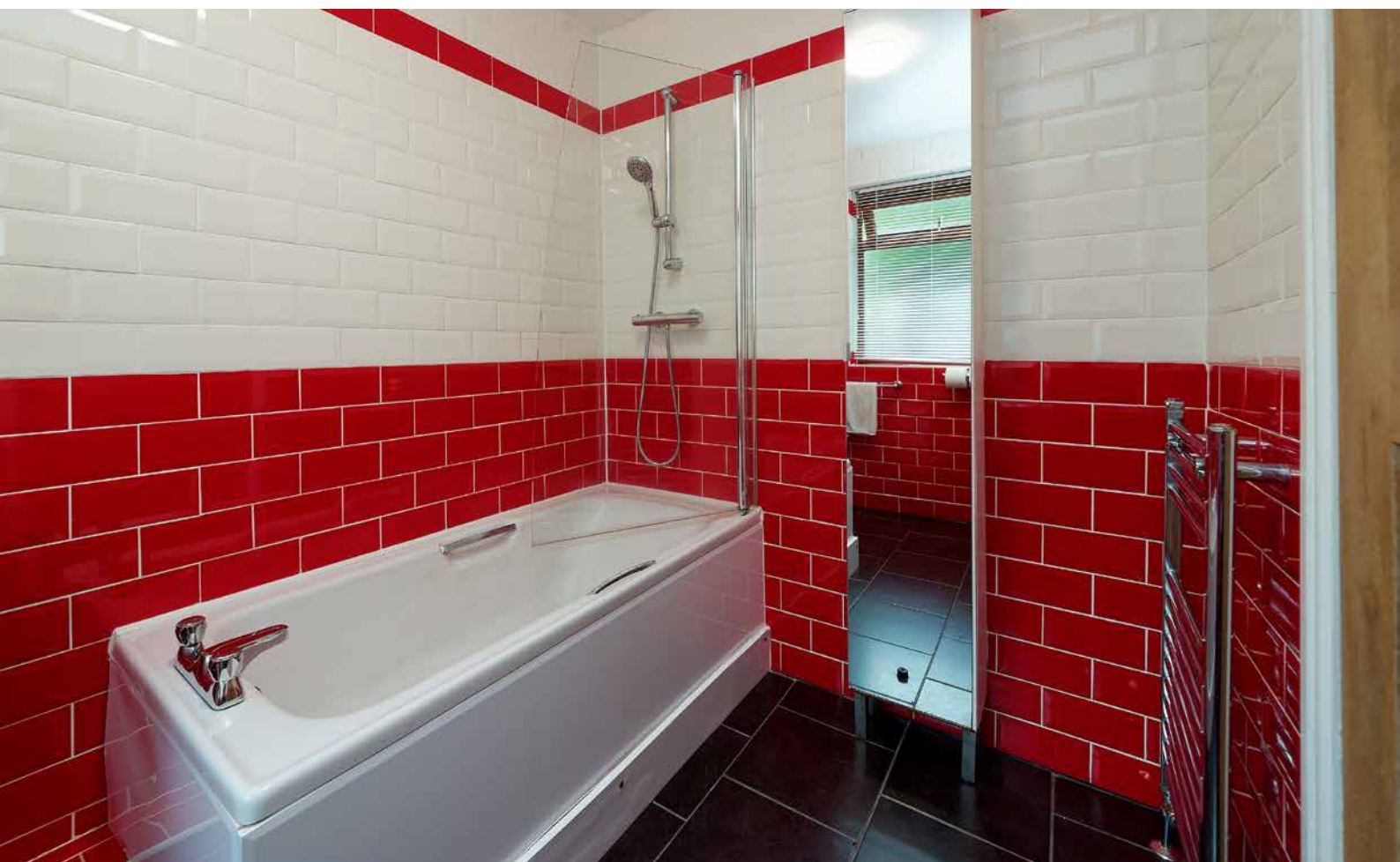
To the front of the property is a generously proportioned principal double bedroom, which is flooded with natural light.

Completing the ground floor is a contemporary, fully tiled bathroom, fitted with modern sanitary ware and fixtures.

BEDROOM 2



THE BATHROOM





The first floor provides a further extremely well-appointed double bedroom, with both the bedroom and upper landing benefiting from useful additional storage within the eaves.

BEDROOM 1





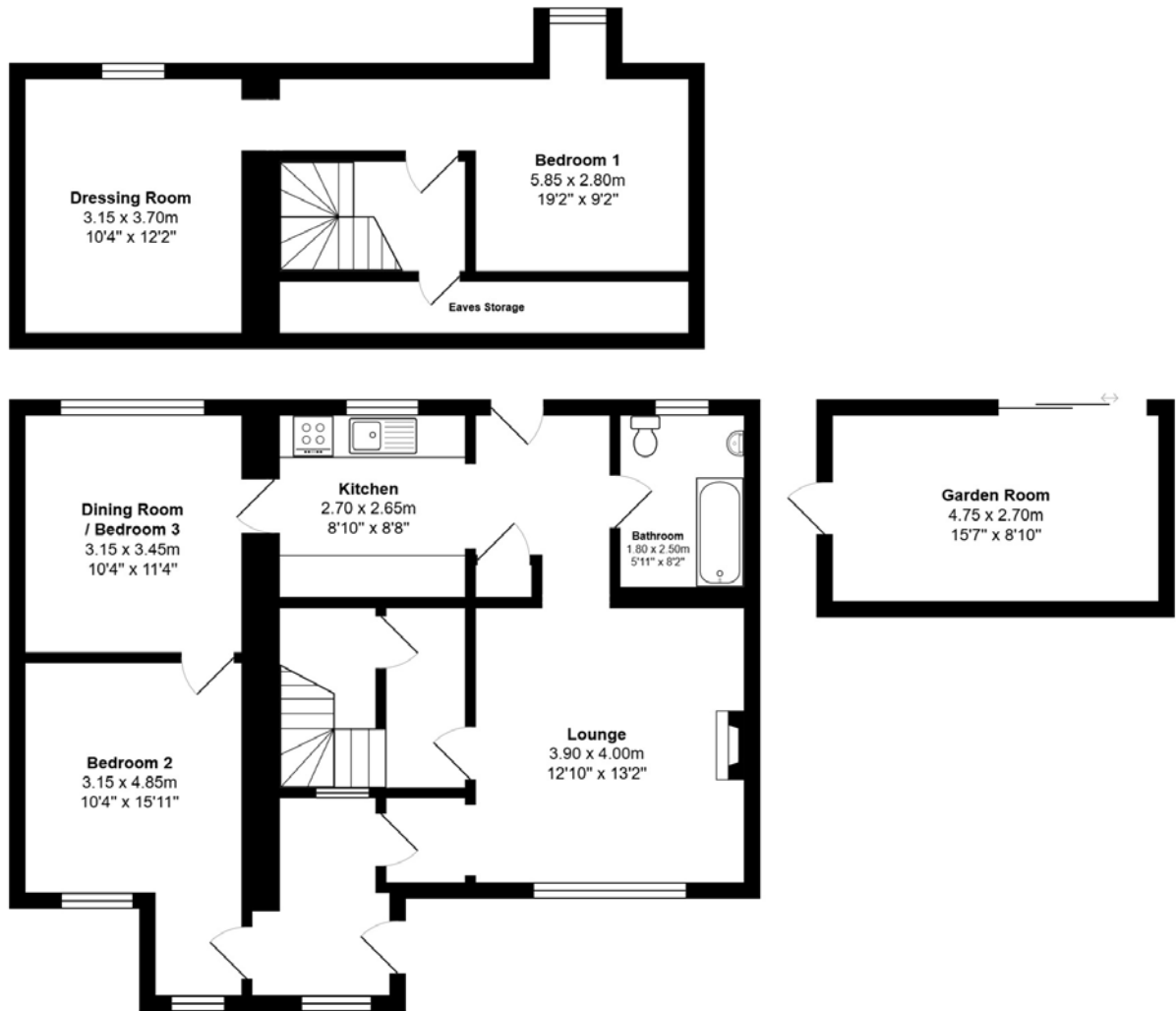
Externally, the property continues to impress. The landscaped front garden is complemented by two driveways, providing ample off-street parking. To the rear, the substantial garden offers excellent space for outdoor living and entertaining, incorporating raised decking areas and a dedicated BBQ area. A single garage positioned to the rear provides excellent additional storage and could also lend itself to use as a home office, gym or workshop, subject to individual requirements.

Overall, this is a rare opportunity to acquire a superbly looked-after and extended home offering generous accommodation, excellent outdoor space and considerable versatility, all within a highly desirable village setting.

EXTERNALS

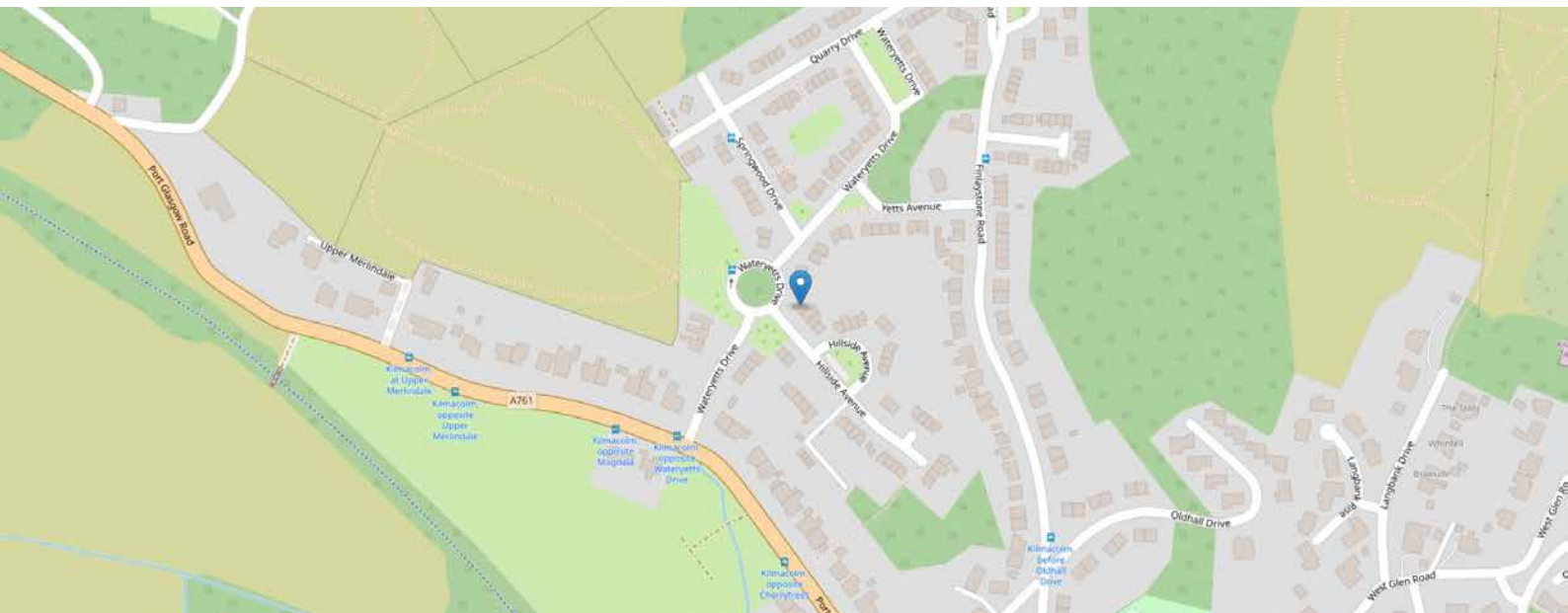


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 100m² | EPC Rating: D



THE LOCATION

Kilmacolm village centre offers a wide range of shops, services and amenities, providing everything required for day-to-day needs. The highly regarded St Columba's School and Kilmacolm Primary School are both conveniently located within the village.





The area also benefits from an excellent selection of social and recreational facilities, including Kilmacolm Golf Club, tennis and bowling clubs, as well as a variety of restaurants and cafés.

Kilmacolm is ideally positioned for commuting, with easy access to the Johnstone bypass, linking directly to the M8 motorway and providing convenient connections to Glasgow City Centre, Glasgow Airport, Paisley and Braehead Shopping Centre. The village is also within easy reach of the scenic Clyde coastline, offering a range of opportunities for leisure and outdoor pursuits.



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