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## JEMLEA, HAZELMERE ROAD, KILMACOLM

### 3 | BEDROOMS    2 | BATHROOMS    3 | PUBLIC ROOMS

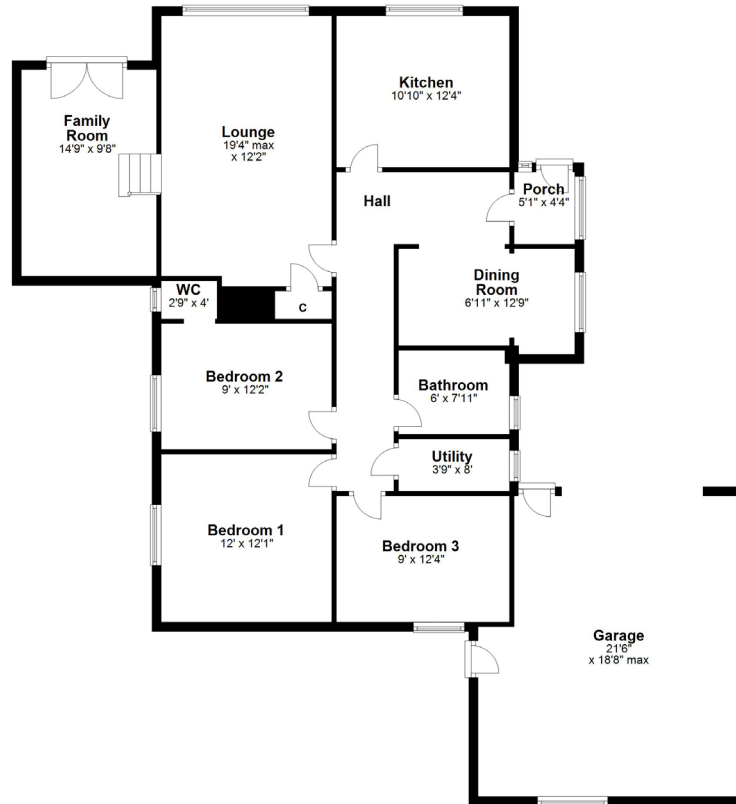
- Extended detached bungalow on Hazelmere Road.
- Lovely views over the surrounding farmland.
- Kitchen, three bedrooms one with ensuite wc, utility room, bathroom.
- Porch, reception hall, lounge, family room, dining room.
- Private gardens with double garage and driveway.
- Exclusive and rarely available location.

**Charming detached three bedroom bungalow on the rural fringe of Kilmacolm with panoramic south westerly views over the surrounding countryside.**

Jemlea is a lovely detached bungalow in the vibrant village of Kilmacolm. The property is positioned on the private Hazelmere Road on the rural edge of the village with open south westerly views to the surrounding countryside. The gardens have ample parking, a garden shed and a double garage.

The property offers well proportioned and flexible accommodation of six principal apartments enhanced by the family room extension. There is modern sanitary ware in the bathroom and en-suite. The specification includes gas fired central heating with a replacement Worcester combination boiler and double glazing.

There are external steps to the front porch with opens into the L-shaped reception hallway with access to the majority of rooms. The dining room is semi open plan to the reception hall. The lounge has a full height window with views to the countryside and there are steps into the extension housing the family room with French doors to the front garden. There are three double bedrooms with an en-suite comprising of a wash basin and a wc in bedroom 2. There is also fitted bedroom furniture in two of the bedrooms. The kitchen has a range of traditionally styled fitted furniture and space for a casual dining table. The utility room has space for laundry appliances and there is a tiled bathroom with a wash hand basin, wc and a bath with a mixer shower.



**BW1953 | Sat Nav:** Jemlea, Hazelmere Road, Kilmacolm. PA13 4JW

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.





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## **LOCAL AREA & AMENITIES**

Kilmacolm is a highly sought village positioned in the heart of the Gryffe valley. The village offers an excellent range of shops, cafes and restaurants. Local schooling includes Kilmacolm Nursery and Primary School with secondary education at the modern Port Glasgow High School Campus. The village is home to the independent Duchal Nursery School and the prestigious St. Columba's School. The sporting and leisure amenities are varied with a tennis club, bowling club, the picturesque Kilmacolm Golf Club, Birkmyre Park playing fields and Gym, local fisheries and angling at The Knapps Loch and the River Gryffe.

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