



FLAT A ETTRICK BANK

DUCHAL ROAD, KILMACOLM

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A charming, four bedroom duplex conversion of a traditional semi detached villa with private driveway and garden area in the heart of Kilmacolm.

Ettrick Bank occupies a fabulous position in the village, close to the striking Saint Columba Church and the vibrant village centre. An attractive stone, semi detached villa converted in the 1950's to form the current layout of two individual homes. The upper conversion is formed over the first and second floor levels with a private access from the ground floor shared entrance vestibule. A well maintained home offering traditionally proportioned accommodation with a specification that includes gas central heating, an alarm system and double glazing.

Twin double glazed entrance doors in the shared vestibule open into the lower hallway with a front window and a broad stair with a fitted stairlift to the first floor reception hallway. The elegant lounge features a large bay window, a fireplace with remote control gas fire and ornate ceiling cornicing and ceiling rose. The lounge is open plan to the dining room which also has a large window with a westerly aspect, both enjoying views over adjacent properties to the upper Gryffe valley. The kitchen has a range of fitted furniture, a dual fuel range cooker, a cooker hood, dishwasher, washing machine and American style fridge freezer. The shower room features a modern wet room floor with a shower area, wash basin and WC. The main bedroom is to the rear of the property.

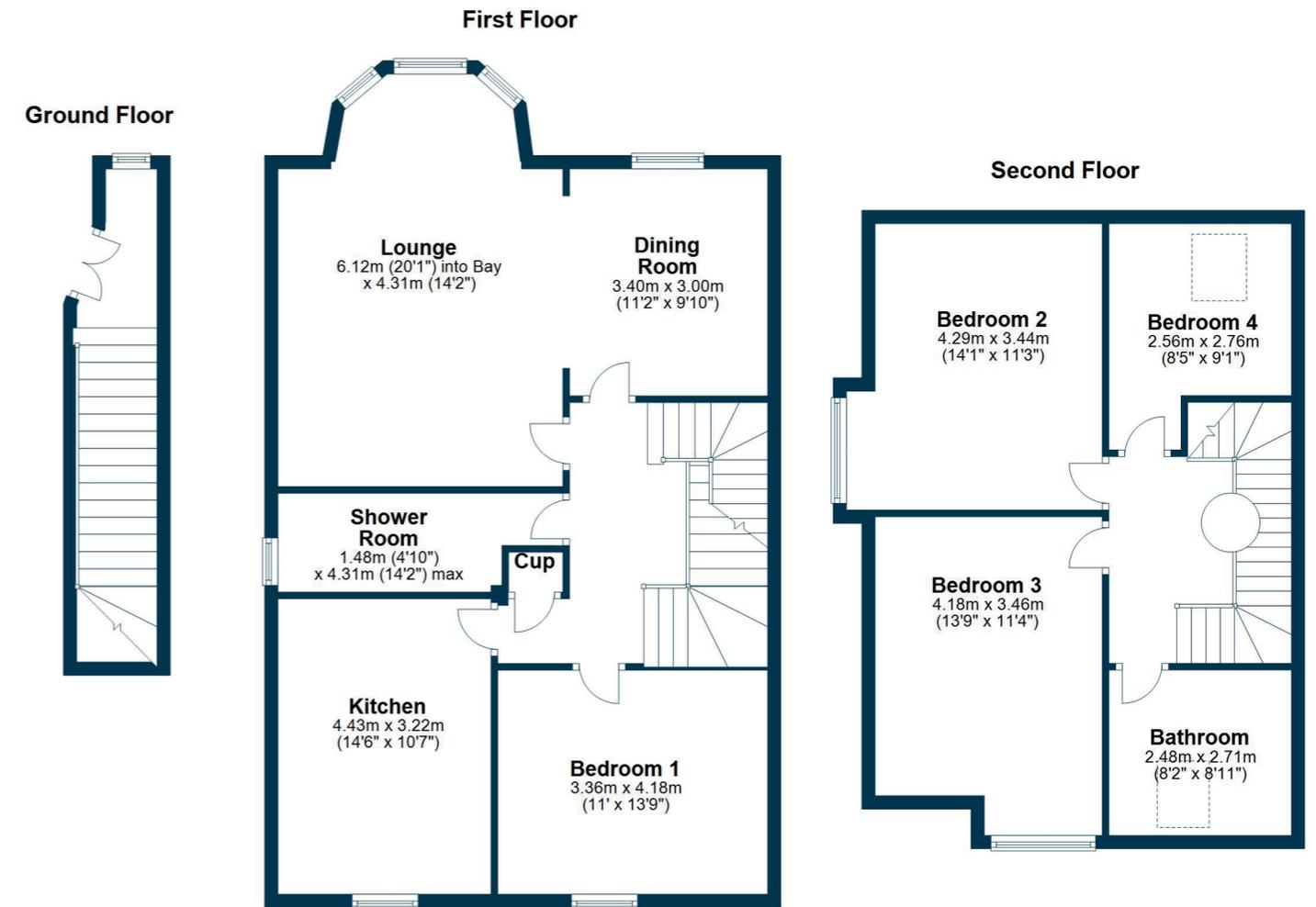
An elegant stair leads to the second floor level bathed in natural light from a circular cupola roof light. There are three further bedrooms with dormer or Velux windows. The bathroom features a WC, wash basin and a bath with shower over.

Externally there is a long driveway leading to a monobloc parking and turning area and a single garage with remote control door, side personnel door, power and light. The landscaped garden has well stocked borders, a vegetable garden, a patio, a timber summerhouse and a greenhouse. There are two cellar stores on the exterior of the property, one off which has power and water supplies.









Kilmacolm is a highly sought after 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 Knapps Loch and the River Gryffe.

BW2304 | Sat Nav: Ettrick Bank, Duchal Road, Kilmacolm. PA13 4AS

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



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