



THE FIRS

58 BELMONT ROAD, KILMACOLM

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- 4 | BEDROOMS
- 2 | BATHROOMS
- 3 | PUBLIC ROOMS

A split level four bedroom detached villa on the rural edge of the village with lovely southerly views over the surrounding countryside.

A charming family home positioned on the preferred southern side of Belmont Road on the rural fringe of the sought after village of Kilmacolm. The rear rooms and gardens enjoy fine views over the fields towards Duchal woods.

The property offers flexible accommodation of seven principal apartments formed over a split level layout of three levels. The specification includes a gas fired central heating system, double glazing, and a lovely sunroom with access to the gardens. A degree of modernisation is required. A covered vestibule opens to the ground floor reception hall with a deep store cupboard, a shower room, and the 4th bedroom. There are separate stairs to the lower ground and first floor levels. The lower ground floor hall leads to the kitchen and the lounge. The lounge is a spacious room with a fireplace and gas fire, open access to the dining room and a large rear window into the sun lounge. The modern double glazed sun lounge has patio doors to the rear gardens. The kitchen has a range of fitted furniture with a central island, a built in double oven, gas hob and a dishwasher. The adjacent utility room has built-in furniture, space for further appliances and access to the gardens.

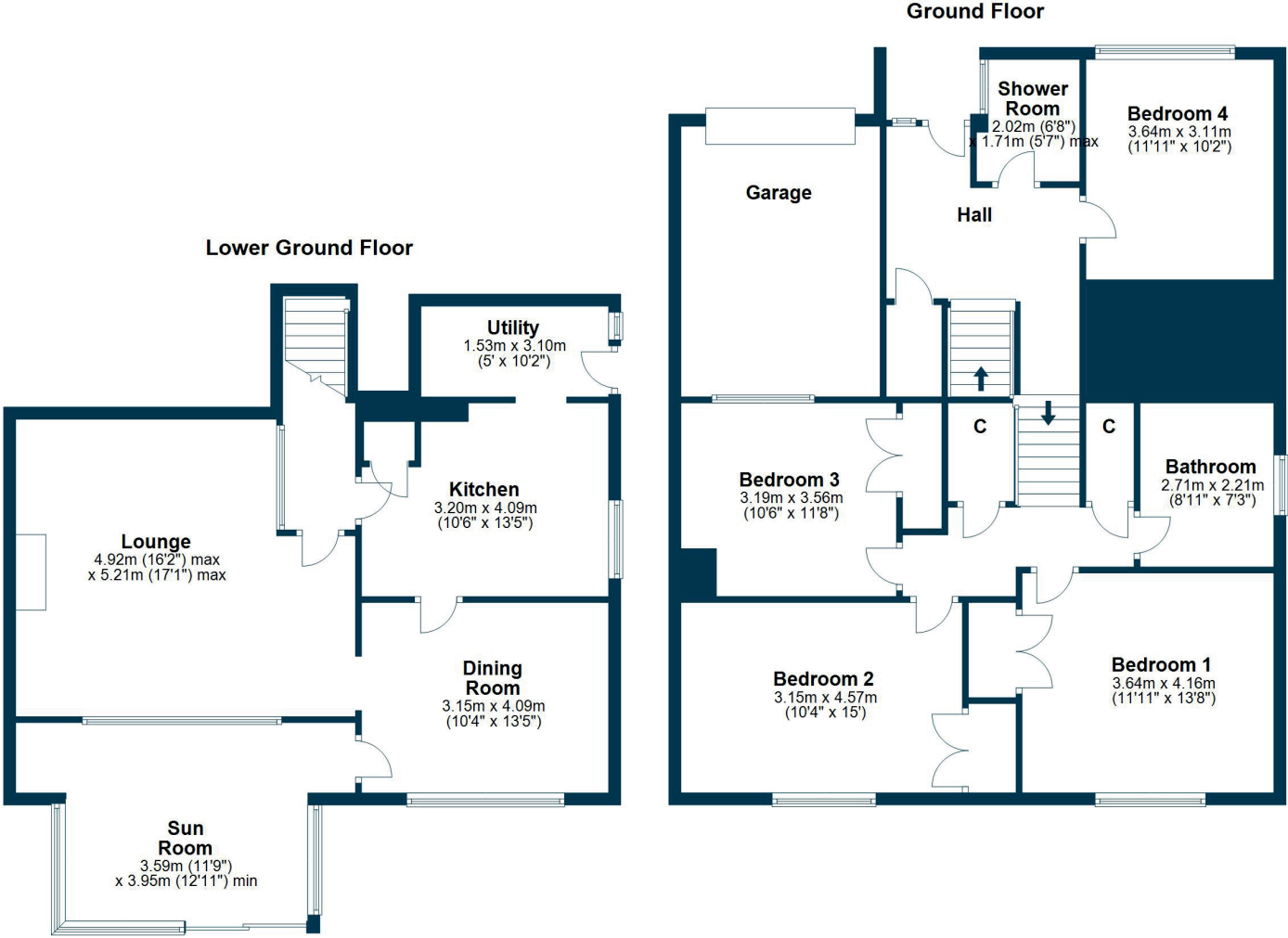
The first floor has a central hall with two deep cupboards, one of which has entry to an attic storeroom. There are three further bedrooms, all with fitted wardrobes. The bathroom features a four piece suite with a WC, wash basin, bath, and a separate corner shower.

Externally a gravel and flagstone driveway provides parking and access to the garage. There is a lawn with mature shrubbery and a separate path to the front door and to the enclosed rear garden. There is a patio area along the gable and a terrace adjacent to the sunroom, ideal for outdoor dining. The rear gardens are screened by trees and shrubbery, a central lawn, and a rear boundary onto the surrounding farmland.









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.

BW2325 | Sat Nav: 58 Belmont Road, Kilmacolm, PA13 4LN

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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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