



7 ORCHARD GROVE
KILMACOLM

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4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A modern four bed family home occupying a cul de sac location that is conveniently positioned for the charming village centre.

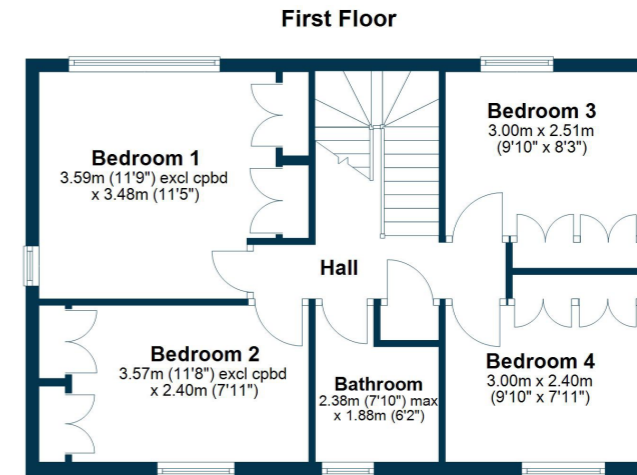
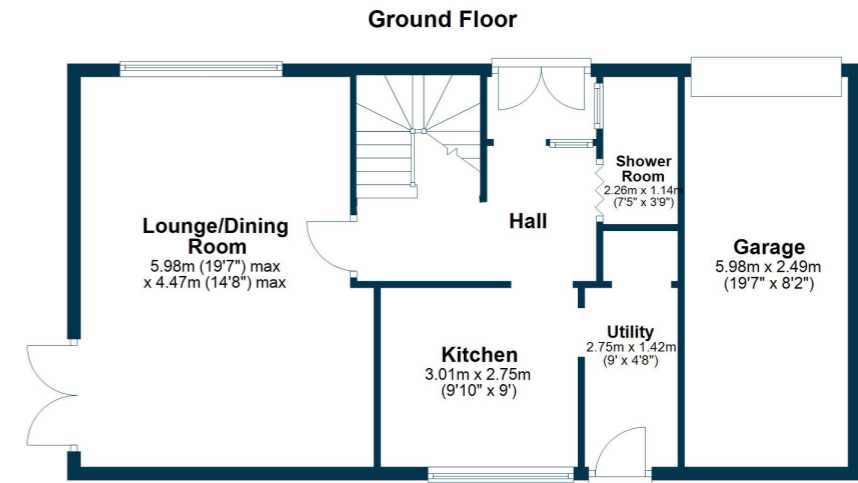
A modern detached family home that occupies a fantastic location close to Birkmyre Park, local schools, and the vibrant village centre. The property is in Orchard Grove, a small residential cul de sac within the central area of the village of Kilmacolm. The property has private garden grounds which are enclosed to the side and rear with a double driveway, and two electric car chargers with a single integral garage.

This modern home offers accommodation of five principal apartments formed over a two level layout. Planning permission exists for both the conversion of a current attic void over the garage to form further upstairs accommodation and for an additional extension to the opposite gable of the house. The current accommodation does comprise of an entrance vestibule and a reception hallway with a stairwell leading to the upper floor. There is a modern downstairs shower room and a recently refitted kitchen with a range of stylish kitchen furniture by Wren Kitchens including integral appliances. The utility room is also fitted with space for a variety of appliances, a store cupboard and access to the rear garden. The stunning open plan lounge and dining room has a full height front facing window and double glazed French doors leading to a small patio terrace overlooking the side gardens. There is a modern wood burning stove within this spacious living room.

The upper floor of this property has a central hallway with a storage cupboard and access to four bedrooms all with fitted wardrobe storage. There is a modern fitted family bathroom with a three piece suite including WC, wash basin and bath with shower positioned over. There is an attic providing additional storage space.

The specification of this home includes double glazing to the external windows and a gas fired central heating system.





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.

BW2551 | Sat Nav: 7 Orchard Grove, Kilmacolm, PA13 4HQ

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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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