



cochrandickie
ESTATE AGENCY

Lagnaha, Lochwinnoch Road

Kilmacolm PA13 4DZ

www.cochrandickie.co.uk



Lagnaha, Lochwinnoch Road

Kilmacolm PA13 4DZ

cochrandickie
ESTATE AGENCY



Lagnaha on Lochwinnoch Road is situated set amidst beautiful mature gardens within walking distance of schooling and Kilmacolm village centre. Individually built in the 1960's and since upgraded the property offers flexible accommodation over a split level figuration.

Entered via Upvc outer leaf Upvc door into a vestibule and the reception hallway, the accommodation comprises of a broad reception hallway with storage, formal lounge to the rear with bay window and feature limestone fireplace with living flame gas fire. The dining room also faces the rear and has a living flame gas fire this time with marble fireplace and a set of French doors that access a timber deck and the wonderful rear garden.

The kitchen has modern units with integrated oven, hob, extractor hood, fridge freezer and a breakfast bar for casual dining. Two steps from the kitchen lead to an inner hallway with further storage, utility room with plumbing, another door to the garden and access to the wonderful sun room that once again takes advantage of the daylight and windows overlooking the garden and ornamental pond. Completing the ground floor is a cloakroom with WC and a fourth bedroom or as it is currently used, a home office.

On the first floor there are three double bedrooms, the contemporary house bathroom

with WC, wash hand basin, bath and separate shower and a further WC with wash hand basin. From the upper hallway there is access to a floored and lined attic via a pull down ladder.

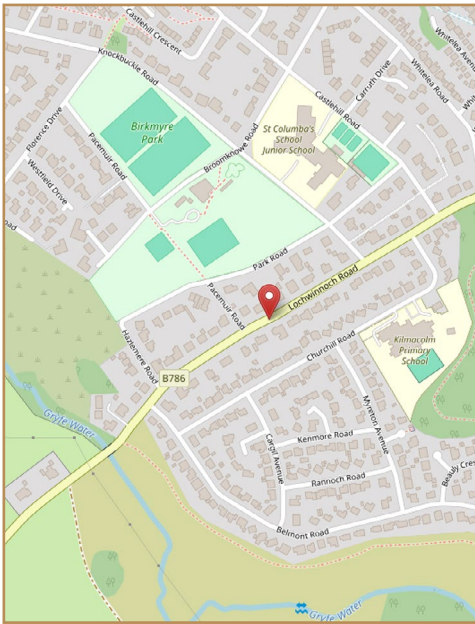
A substantial monobloc driveway gives ample parking to the side to a set of double detached garages that have been fully renovated in 20025 with new roof and electric up & over doors.

The gardens are a real focal point, mainly laid to lawn with a south east orientation with mature trees screening the property providing ample privacy.

The specification of the property also includes gas central heating & double glazing.

Kilmacolm village centre is a pleasant level walk of around 250m and offers a range of shops and facilities which will adequately cater for everyday needs and requirements. The prestigious St Columba's School is conveniently situated within the village along with Kilmacolm Primary School. Social and recreational facilities are all catered for including golf club, tennis club, bowling club and restaurants. Kilmacolm is a short drive away from Johnstone bypass which links up with the M8 motorway and connects to the Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre.





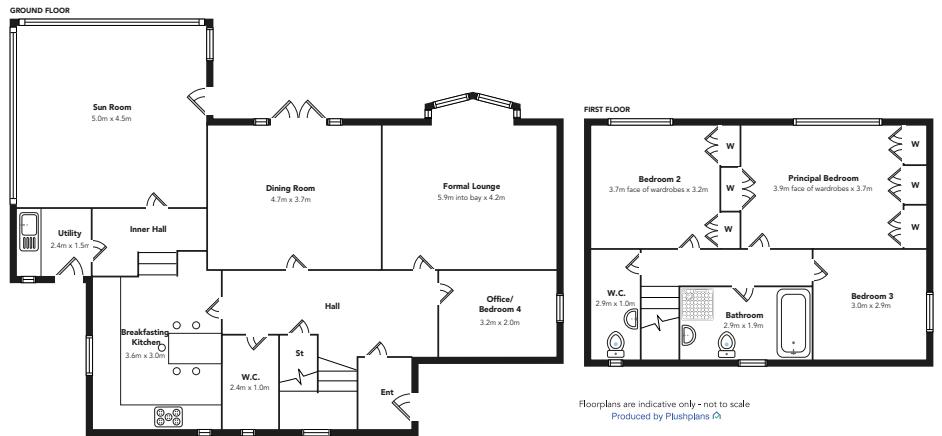
EPC rating

E

Office
Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Our Offices

21 Moss Street, Paisley PA1 1BX
t. 0141 840 6555
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
bridgeofweir@cochrandickie.co.uk



www.cochrandickie.co.uk

