



**38, FINLAYSTONE  
ROAD, KILMACOLM, PA13 4RE**



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ESTATE AGENTS







## **Description**

Set within a sought after location close to the centre of the village this bright, immaculately presented two bedroom LOWER QUARTER VILLA with private main door access features a recently redecorated interior plus the exterior of the building was repainted in the autumn of 2023. The village of Kilmacolm benefits from a range of shops, amenities and there are regular bus services. This home would ideally suit first time buyers, rental investors and downsizers.

There are attractive, well tended sections of private garden which extend to the front and rear backing onto surrounding woodland. The front garden is lawned with borders. Within the rear garden is a private decked area which is ideal for relaxing on summer days, pebbled areas and timber shed. In addition, there is a communal rear drying green.

Accommodation comprises: Entrance Hallway by UPVC double glazed door with two inbuilt storage cupboards. The front facing Lounge is an airy room with three light window formation, shelved alcove and mahogany style fireplace with living flame gas fire. There is a quality fitted Breakfasting Kitchen with white high gloss units, granite style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven, washing machine and fridge/freezer. There is a folding breakfast bar with space for two stools.

There are two rear facing double sized Bedrooms which overlook the garden towards woodland. The 1st bedroom features a beech style wardrobe. The Shower Room with side window features a vanity wash hand basin, wc and shower cubicle with "Triton" shower. Further benefits include: partial wall tiling.

Immediate inspection is advised for this well presented home. EPC = C.

## **Measurements**

Hallway

Lounge

3.63m x 4.62m (11'11 x 15'2)

Breakfasting Kitchen

2.49m x 3.71m (8'2 x 12'2)

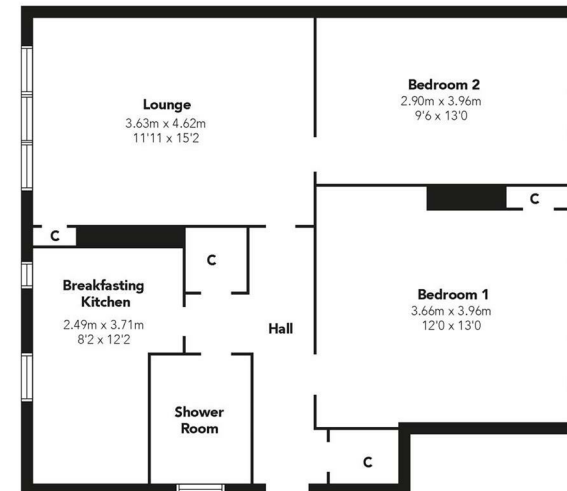
Bedroom 1

3.66m x 3.96m (12'0 x 13'0)

Bedroom 2

2.90m x 3.96m (9'6 x 13'0)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans 



















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