



**GARDEN COTTAGE, ASHCRAIG, SHORE  
ROAD, SKELMORLIE, PA17 5HB**



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ESTATE AGENTS







# Description

This substantial, unique four bedroom EXECUTIVE DETACHED VILLA enjoys an exclusive semi rural location within the former grounds of Ashcraig House situated south of Skelmorlie close to the shore with views to the Firth of Clyde. Immaculately presented and offers a superb family home. Landscaped gardens feature decked and paved patio areas ideal for entertaining plus lawn with well stocked borders. The balcony is perfect for enjoying sunsets over Bute and Cowal.

There is a pebbled parking bay to the side of the house offering parking for two cars plus double garage with additional parking adjacent. Specification includes: double glazing, LPG gas central heating, hardwood flooring and alarm.

Superb apartments comprise: Entrance Vestibule by glazed door formation leads to the welcoming Reception Hallway. There is a Cloakroom with window gives access to the WC compartment with two piece suite. The generous sized Lounge has a four light window/patio door formation giving direct access to a decked area, porthole window and stone fireplace.

There is a quality fitted Kitchen / Utility Room with white high gloss units and marble style work surfaces. A range of appliances are included.

The Dining Room has a feature glazed panel with scene depicting the Isle of Arran by Alec Galloway. There is a spacious Conservatory with tiled floor. The downstairs 4th Bedroom/Home Office has a fitted wardrobe.

Stairs lead to the Upper Landing which gives access to the remaining departments. The Master Bedroom features a bank of fitted wardrobes. There is a quality Ensuite Shower Room with four piece suite comprising: pedestal wash hand basin, wc, bath and shower cubicle with shower. Specification includes: chrome style heated towel rail and partial wall tiling.

The spacious 2nd Bedroom/Family Room with door/window formation leading to a balcony which features views to the Clyde. There is a 3rd Bedroom and Bathroom with three piece suite.

Viewing advised. EPC= E.

# Measurements

Entrance Vestibule / Reception Hall

Cloakroom / WC

Lounge  
5.61m x 4.60m (18'5 x 15'1)

Dining Room  
3.68m x 3.68m (12'1 x 12'0)

Conservatory  
5.49m x 3.18m (18'0 x 10'5)

Kitchen  
3.78m x 2.97m (12'5 x 9'9)

Utility Room  
3.89m x 4.45m (12'9 x 14'7)

Bedroom 4 / Home Office  
2.74m x 3.91m (9'0 x 12'10)

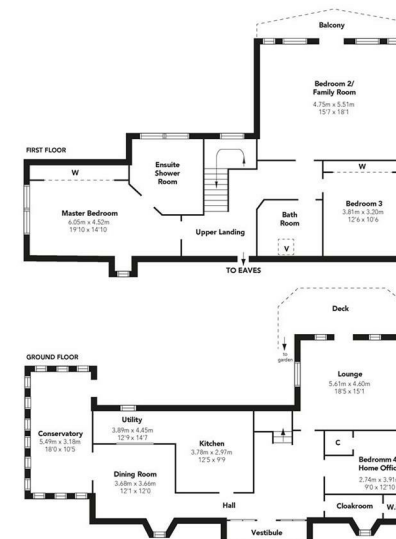
Upper Landing

Master Bedroom / Ensuite Shower Room  
6.05m x 4.52m (19'10 x 14'10)

Bedroom 2 / Family Room  
4.75m x 5.51m (15'7 x 18'1)

Bedroom 3  
3.81m x 3.20m (12'6 x 10'6)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plusplans Ltd



















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**60 West Blackhall Street  
Greenock  
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PA15 1UY**

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