



**Victoria Gardens, KILMACOLM PA13 4HL**

**welcome to**

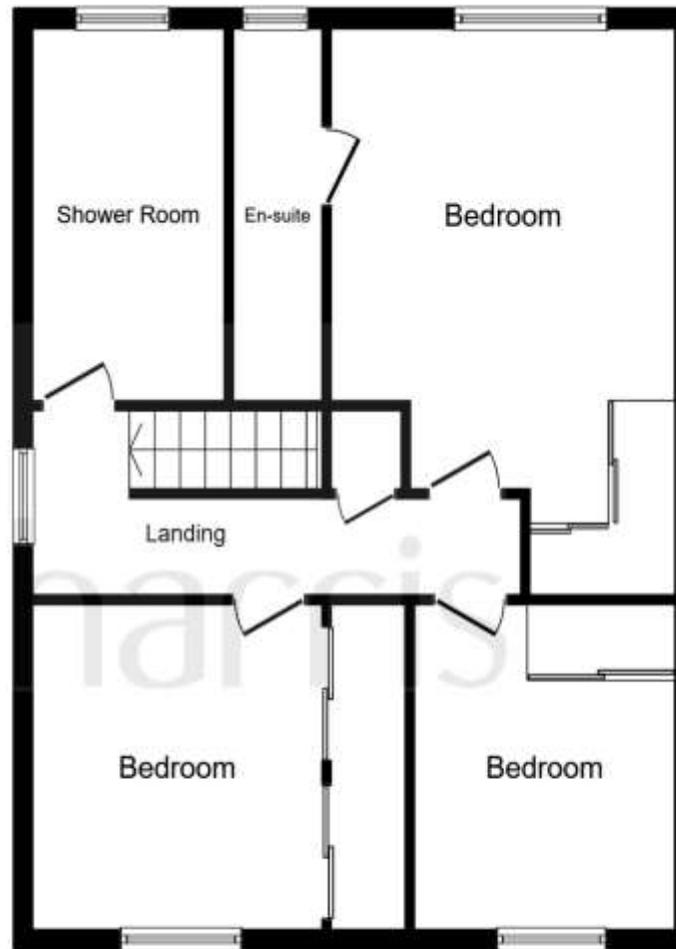
**Victoria Gardens, KILMACOLM**

14 Victoria Gardens is a charming detached villa situated within an extremely popular locale. Comprises reception vestibule, spacious lounge and open plan dining room, fitted kitchen , utility room, cloaks / wc. three well appointed and spacious bedrooms, en suite shower room and family bathroom,





**Ground Floor**



**First Floor**

**Lounge**  
17' 4" x 11' ( 5.28m x 3.35m )

**Dining Room**  
10' x 9' 11" ( 3.05m x 3.02m )

**Kitchen**  
10' 1" x 9' 11" ( 3.07m x 3.02m )

**Utility**  
4' 11" x 4' 10" ( 1.50m x 1.47m )

**Bedroom**  
11' x 10' ( 3.35m x 3.05m )

**Bedroom**  
11' 1" x 8' 9" ( 3.38m x 2.67m )

**Bedroom**  
9' x 9' 8" ( 2.74m x 2.95m )

welcome to

## Victoria Gardens, KILMACOLM

- Home Report Available
- Superb Location
- Fantastic Family Home
- Stunning Rear Gardens
- GCH + DG

Tenure: Freehold EPC Rating: D

offers over

**£230,000**

Charming detached villa situated within an extremely popular locale. This spacious property is an ideal purchase for the discerning buyer. The lower level comprises reception vestibule leading to the spacious lounge and open plan dining room, fitted kitchen with utility room and cloaks / wc. The upper level has three well-appointed and spacious bedrooms, the master bedroom having an en suite shower room. The family bathroom is also on the upper level.

The property has a monoblock driveway providing multiple off street parking and leads to a single garage. There is a small front garden, the gardens to the rear are of manageable size and have a good selection of mature plants and shrubs, and there is a patio area and drying facilities. To fully appreciate the property on offer, viewina is essential.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOW103663 - 0002

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