



31 Elphinstone Court, Lochwinnoch Road, Kilmacolm, Inverclyde

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31 Elphinstone Court

Lochwinnoch Road, Kilmacolm,
Inverclyde PA13 4DW

Glasgow Airport 10 miles Braehead retail village 13 miles Glasgow city 17 miles

A comfortable and secure second floor level retirement flat on the doorstep of village shops and amenities.

Ground Floor:

Outer canopy porch, security door entry system, reception hallway, communal residents lounge, lifts to upper floors.

Second Floor:

Carpeted upper hallway to flat entrance, reception hallway, general purpose store/electrics and hot tank cupboard, open plan living and dining room, fitted kitchen, bathroom, bedroom 1 with mirrored fitted wardrobes.

Gardens:

Communal landscaped gardens set behind dwarf wall land with well stocked beds and herbaceous borders. Designated off street car parking at rear.

Situation

Elphinstone Court is a retirement development by Messrs McCarthy & Stone which is situated in the heart of Kilmacolm village. The property is set in well stocked fully landscaped and managed gardens grounds and are on the doorstep of local shops and amenities in Kilmacolm village centre.

The local village shops are popular and provide a good range of local stores easily catering for everyday needs and requirements, there are popular village restaurants as well as boutique type gift and home stores and coffee shops. The community centre and library are now at the very pleasant pedestrianised heart of the village and now also home to the occasional farmers Saturday market.

The village has a thriving social community and there are clubs catering

for golf, tennis, squash and bowling. Kilmacolm Golf Club is about 1 mile away to the northern side of the village. The course is a challenging 18-hole heath/parkland course designed by the acclaimed course architect James Braid. The village also now has an excellent health and fitness centre at Birkmyre Park.

Surrounding countryside is some of the most attractive in West Renfrewshire and for the outdoor enthusiast this is fine walking country. The Sustrans cycle track leads to and connects with many other parts of central Scotland.

The Knapps is famed for its brown trout angling and the River Gryffe has runs of salmon at the back end, both require fishing permits. There are some small shoots run locally as well as rough shooting, both of which can be arranged with local land/estate owners.

Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina services at Inverkip, Largs and Ardrossan as well as some of the UK's most scenic and enjoyable coastal sailing.

The Braehead and Silverburn retail villages are around 15 miles to the south and there one can find a tremendous range of high street multiples together with M&S and Sainsbury anchor stores. Braehead also has an IKEA furniture store.

The city at 17 miles has all the cultural, higher educational and leisure services normally associated with a major international centre.

The village has a regular bus service to Glasgow and there are main line rail links at Langbank (4.5 miles) and Johnstone (7 miles). Glasgow Airport is only 10 miles and offers domestic and international flights.

The A761 leads to the A737 and subsequently to the M8 motorway corridor which provides fast motor car access to central Scotland and beyond.

Description

Outer canopy porch to secure door porter entry system, leading to entrance vestibule and reception area, to the side of the reception area is a generous and comfortable residents sitting room, common residents laundry complete with modern white goods. From the inner hallway a service lift leads to the second floor upper hallway which is carpeted throughout.

An outer flat door leads to the entrance reception hallway, good deep walk in general purpose store/electrics and hot tank cupboard, fine bright open plan living and dining room, double doors lead to a well fitted and easily worked kitchen, modern bathroom, and comfortable bedroom 1 with fitted mirrored wardrobes.

McCarthy & Stone

All McCarthy & Stone developments are specifically designed to provide specialised housing accommodation for the elderly.

The privately owned apartments are occupied by people over 60 years, or in the case of a couple, one of the occupants needs to be over the age of 60 years and the other over the age of 55 years.

All McCarthy & Stone retirement living developments feature:

- High standards of design, construction and finishes;
- Friendly staff; and the sense of community that residents build up among themselves;
- A residents' lounge and other communal facilities;
- Attractive communal gardens;
- House manager;
- Secure entry systems;
- Guest accommodation.

Residents sitting room

A generous well-furnished common sitting and television lounge is on the ground floor

Residents Laundry

A well-equipped laundry with modern white goods is on the ground floor.

Residents Guest Room

A fine double bedroom with en suite bathroom is on the second floor exclusively for the use of visiting guests/relatives. £10 - £15 per evening stay.

Gardens:

Communal landscaped gardens set behind dwarf wall land with well stocked beds and herbaceous borders. Designated off street residents car parking

Floorplan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



Local Authorities

Inverclyde Council, tel: 01475 717171.

Services

Electric heating, double glazing, Careline emergency pull cord emergency alarm system, communal laundrette, communal residents lounge, resident on site management staff.

Note: The services have not been checked by the selling agents.

Council Tax

31 Elphinstone Court is in band D and the amount of council tax payable for 2018/2019 is £1634.63

Building Management

The building is managed by FirstPort. There are annual service charges of £1674.18 per annum which can be paid in instalments.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto
5. Interested parties should note that the legal disposition for the property will include a clause whereby in the event of any part of the subjects being developed for new housing in the next 10 years, the seller will receive a tapering percentage to be agreed of either the sale price or a surveyor's assessment of the development value, whichever is higher.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

From Glasgow city centre proceed in a westerly direction on the M8 motorway. After 10 miles bear left at junction 29 following signs Irvine on the A737. After 2.8 miles take the Johnstone exit and turn right at traffic lights. Continue straight at next set of traffic lights and turn left at the roundabout on the A761. Proceed for 6 miles through Brookfield and continue through Bridge of Weir before reaching Kilmaccolm. On arrival in Kilmaccolm, at the cross roads turn left onto Lochwinnoch Road proceeding down to the end of the shops where Elphinstone Court can be found on the right hand side.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars and photographs taken in October 2018

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



150 St Vincent Street,
Glasgow
G2 5NE
sales@robbresidential.com

Tel: 0141 225 3880
Fax: 0141 226 8883