



3 Myreton Avenue, Kilmacolm, Renfrewshire

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3 Myreton Avenue

Kilmacolm, Renfrewshire, PA13 4LJ

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

A freshly presented, extended and well finished detached chalet bungalow within sought after Pacemuir estate.

Ground Floor: Canopy porch, entrance reception hallway, linen store, under stairs stores, steps to sunken sitting room, arch to dining room, fitted kitchen, home office/study/TV room, bedroom 1, bath and shower room, bedroom 2 with fitted wardrobes.

First Floor: Staircase to upper hallway, long term stores at half landing, bedroom 3 with fitted wardrobes, first floor bathroom, bedroom 4 with fitted wardrobes, airing and linen cupboard with gas boiler.

Outbuildings: Detached single garage.

Gardens: Front gardens to mature, gently sloping lawn with bark mulch scallop edge bed with Pieris, and a number of mixed shrubs and bush plants, concrete strip driveway with red whin chip stone inserts. Full height decorative steel fence and gate provide access to rear gardens which are laid mainly to scallop edged lawn with stocked beds and borders. Flagstone patio and drying green.

Situation

3 Myreton Avenue is located within the Pacemuir estate, which is on the south side of Kilmacolm village.

The Pacemuir development has been imaginatively conceived and there is a pleasing mix of differing architectural detached villa and bungalow type homes.

The centre of the village is about 500 metres away and is a pleasant, generally level walk. Kilmacolm village centre, recently redeveloped, hard and soft landscaped, is very pretty and has local stores including a larger type Co-op offering good everyday provisions, as well as popular village restaurants, boutique type home stores and coffee shops. The community centre and library are now at the very pleasant pedestrianised heart of the village, as well as a meeting and gathering point. It is now also home to the occasional farmers Saturday market.

The village has a thriving social community and there are clubs catering for golf, tennis 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 Ardrrossan as well as some of the UK's most scenic and enjoyable coastal sailing.

Kilmacolm has an excellent local primary school and the independent St Columba's, with its enviable record of academic achievement, richly deserves it's sought after label. Glasgow has further independent schooling.

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.

Glasgow 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

3 Myreton Avenue is a pleasant southwest facing detached chalet bungalow type home which is located within the heart of the now maturing Pacemuir estate.

The house is of cream painted harled exterior over a painted smooth render and stone base course and all is under a tiled roof. The house is well presented and over the years has been professionally maintained. It is set amid well established and nicely stocked gardens which are enclosed at the rear making them perfectly safe for children and pets.

Ground Floor

Outer canopy porch via glazed door and side screen to entrance reception hallway, domestic hot water tank and linen store, under stairs stores with electrical switchgear, bevel glass door and glazed side screen with steps to sunken sitting room with feature stone fireplace into chimney breast and Westmoreland slate hearth, stylish open plan arch to formal dining room, bevel glass door to well equipped, part integrated hardwood kitchen, door to rear gardens, home office/study/TV room, bedroom 1 with window to rear, ground floor bath and shower room with turbo spa bath, bedroom 2 with front window and a range of fitted mirrored wardrobes.

First Floor

Staircase to upper hallway with easy access to long term stores at half landing. Bedroom 3, front facing with fitted wardrobes and access to eaves space, first floor bathroom with velux window, bedroom 4 with rear facing window and fitted wardrobes, shelved airing and linen cupboard with vented gas boiler.

Outbuildings

Detached single garage with up and over door, light and power supply.

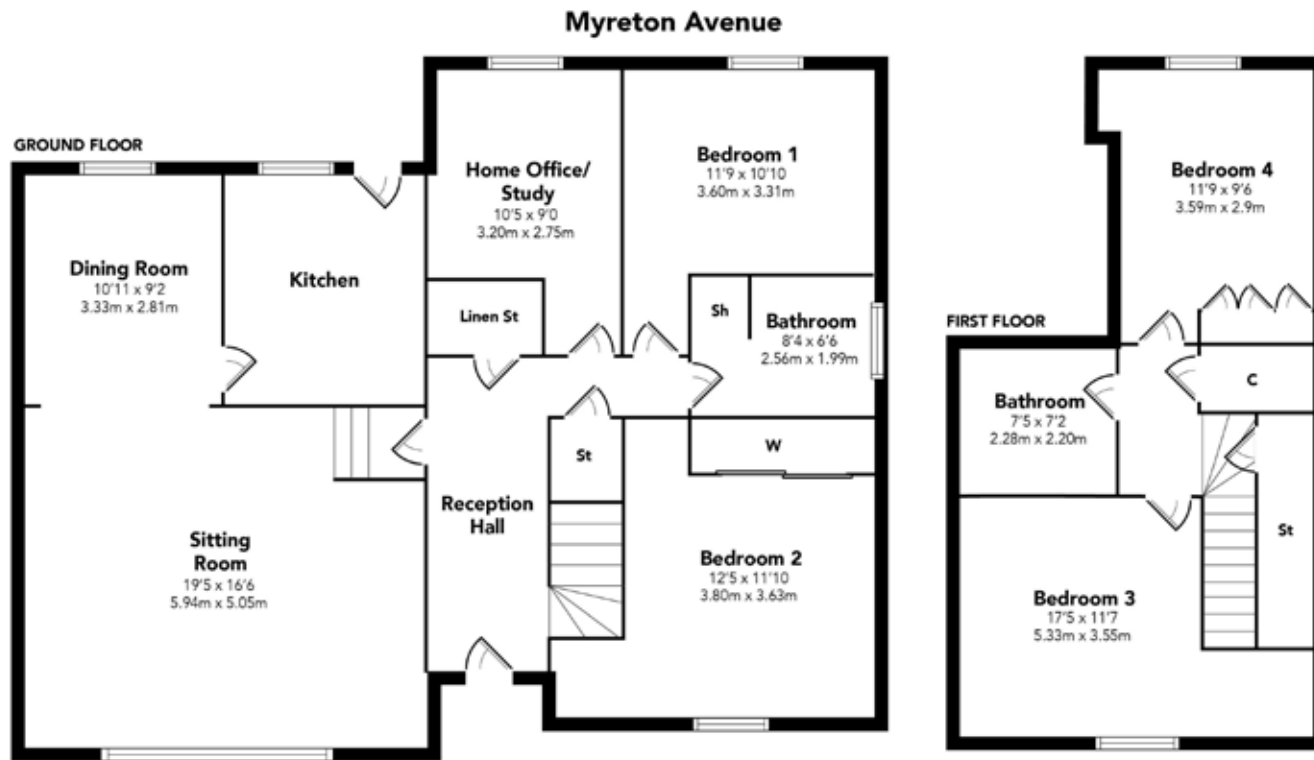
Gardens

Front gardens to mature gently sloping lawn with bark mulch scallop edge bed with Pieris, and a number of mixed shrubs and bush plants, concrete strip driveway with red whin chip stone inserts, providing good off-street parking and leading to the garage. A full height decorative steel fence and gate provide access to rear gardens which are laid mainly to scallop edged lawn with stocked beds and borders which feature Pieris, Azaleas, Hydrangeas and a range of other mixed flowers and border shrubbery. Flagstone patio and drying green at rear of garage. The rear gardens are bounded by a combination of close board fencing and ornamental block wall at the front.





Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

Inverclyde Council, tel: 01475 717171.

Services

Mains water, mains gas, mains gas central heating, double glazing.

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

Council Tax

3 Myreton Avenue is in council tax band G and the amount of council tax payable for 2022/2023 is £2,659.04 including water and sewerage.

EPC

EPC rating D

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, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



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 Kilmacolm. On arrival in Kilmacolm, continue on Bridge of Weir Road to the cross then turn left onto Lochwinnoch Road. Continue down Lochwinnoch Road for about 0.3 miles turning left onto Churchill Road. Proceed along Churchill Road and take first left onto Myreton Avenue, number 3 is on the left hand side.

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

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. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

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

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. Photographs and particulars taken November 2022.

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.

ROBB
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The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880