



# An imposing five bedroom detached villa

Enjoying beautiful open views to the rear in Renfrewshire's most celebrated address

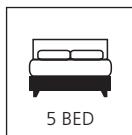


## Penlee House

Port Glasgow Road, Kilmacolm, West Renfrewshire, PA13 4SG



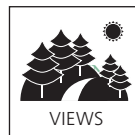
Scan Here!



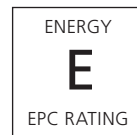
5 BED



1 BATH + WC



VIEWS



ENERGY

**E**

EPC RATING



# KILMACOLM

## WEST RENFREWSHIRE

Kilmacolm village is one of the prettiest villages in West Renfrewshire and has a real sense of community and heart. The village has an excellent range of local stores, offering everyday provisions, and popular village restaurants, gift shops and the world famous Pieri's - serving the best coffee in the West of Scotland! The centre of the village is broadly level and within a very short stroll.

The village has a thriving social community and there are clubs catering for golf, tennis, squash and bowling. Kilmacolm Golf Club is at the top of the village and offers a challenging 18 hole heath/parkland course, designed by the acclaimed course architect, James Braid. The village also 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 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. Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina

services at Inverkip, Largs & Ardrossan, 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 deserving its sought after label. Glasgow has further independent schooling.

The Braehead retail village is around 13 miles to the East and there one can find a tremendous range of high street multiples, together with M&S and Sainsbury's anchor stores. Braehead also has an IKEA furniture store. The city centre of Glasgow, at 17 miles East, 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.

# PENLEE HOUSE

## PORT GLASGOW ROAD

Conveniently positioned, within close proximity to the village centre, 'Penlee House' is an imposing five bedroom detached villa, originally dating back to the 1920's. Internally, the property has been comprehensively redesigned, reworked and extended in recent years. It now offers versatile family accommodation with two public rooms and five bedrooms, formed over two substantial levels, on a good-sized plot, enjoying beautiful open views to the rear. This property is as unique as it is beautiful! The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. There are plenty of opportunities to further upgrade and improve this home.

Externally, you will notice the house has been designed to make a striking visual statement. There is an integral single garage (with power and light), which offers the very real possibility of being converted into further living accommodation

(subject to obtaining the necessary consents). There is also a sweeping gravel driveway providing off road parking for a number of vehicles. The fully enclosed and private rear garden will certainly appeal to the family buyer with a large "on-the-level" lawn area, mature shrubs and offers stunning views over the open countryside. The perfect spot for a lazy summer's day!

The subjects are entered via a private vestibule, which opens into a large welcoming reception hallway, with staircase off to the upper landing and access to the principal ground floor apartments. The two port-hole windows to the front and the lighting are a particular feature of this area. Immediately impressive lounge, which has a range of furniture configurations and benefits from French doors opening onto the rear garden and a bay window overlooking the countryside to the side aspect. This room is flooded with natural light and further benefits from feature lighting.



The separate dining room has ample space for a table and chairs for more formal dining with friends and family and offers views over the rear garden. This room offers the very real possibility of removing the dividing wall between the kitchen to create an open-plan kitchen/dining zone. The 'hub' of the home is the recently installed (Autumn 2014) 'Howdens' kitchen/diner, which has been beautifully fitted to include a contemporary range of floor and wall mounted units with a striking central worktop, providing a fashionable and efficient workspace, which extends into a functional breakfast bar. It further benefits from an integrated oven, hob, dishwasher and microwave - making this the ideal kitchen for an aspiring chef! There is room within this zone for a small dining table and/or sofa for more informal gatherings or for simply grabbing a coffee or reading the Sunday papers! A spacious 'L' shaped utility room is located off the kitchen and has space for an upright fridge/freezer and retains the original wall-tiling. A handy cloakroom/wc is located off this area.

The original staircase leads to first floor level, revealing five substantial bedrooms and a family bathroom. The broad landing is flooded with natural light and could easily be used as a relaxation zone or

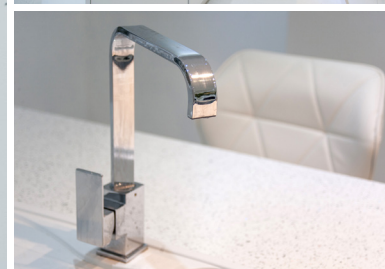
as a library/study area. Access to the loft space can be gained from the landing. This area is prime for development into additional living space if desired (STPP). The master bedroom is the last word in luxury with a picture window offering tremendous views over the countryside. It further benefits from a range of fitted wardrobes and a raised platform for the bed. One of the rooms has a vanity unit and all have space for additional freestanding furniture if required. The partly-tiled, four piece bathroom, with a corner bath and a separate shower cubicle, creates the perfect ambience in which to unwind.

The specification includes gas central heating, partial double glazing, attractive stained glass windows and a video entry system for additional peace of mind and comfort. Externally, there is an outbuilding, which has previously housed the boiler and separate cellar access.

**McEwan Fraser Legal are of the opinion that early internal inspection is absolutely imperative to appreciate the extent and flexibility of accommodation on offer at this competitive asking price and to avoid disappointment.**



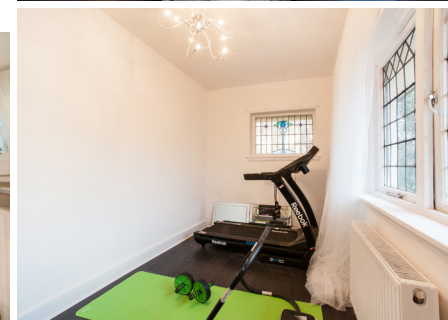
## DINING ROOM & KITCHEN



# THE LOUNGE



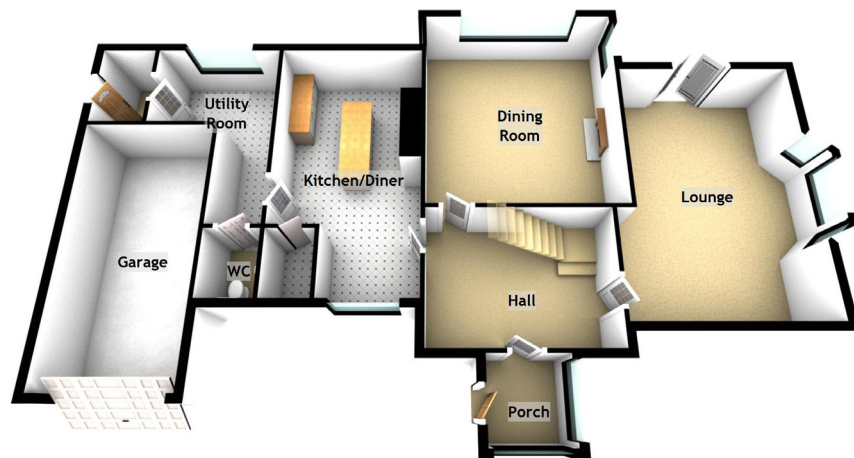
“...BENEFITS FROM FRENCH DOORS OPENING ONTO THE REAR GARDEN AND A BAY WINDOW OVERLOOKING THE COUNTRYSIDE TO THE SIDE ASPECT...”



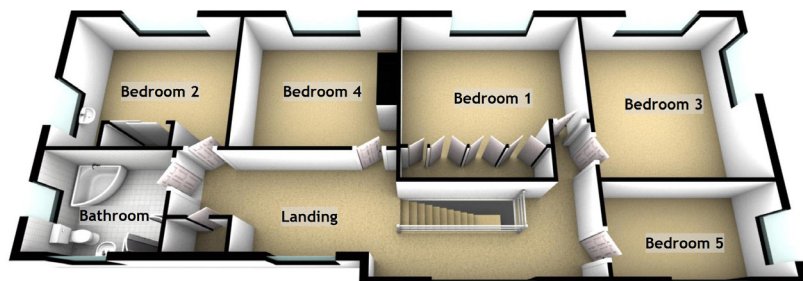
## BEDROOMS & BATHROOM



Ground Floor

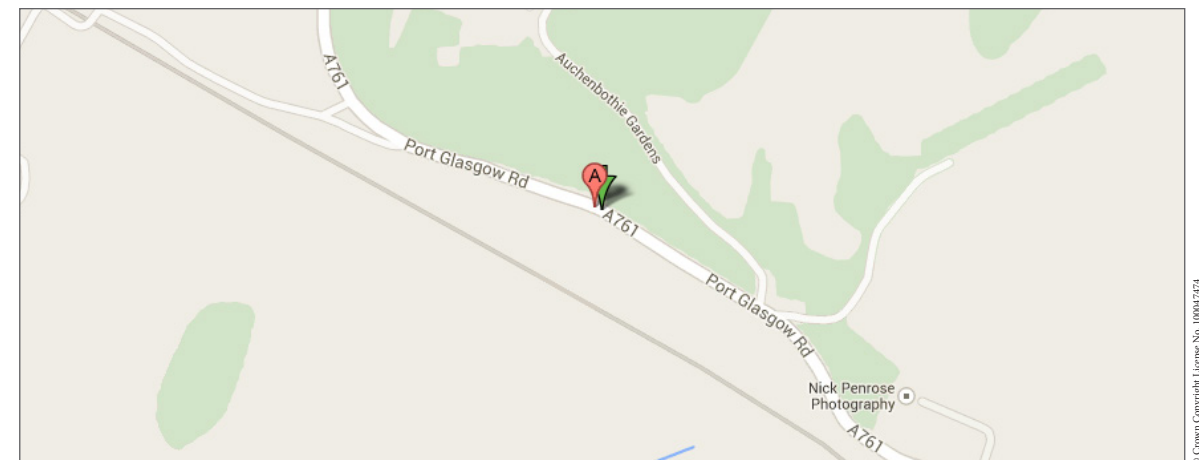


First Floor



Approximate Dimensions  
(Taken from the widest point)

Lounge	6.11m (20'1") x 4.01m (13'2")	Bedroom 3	4.03m (13'3") x 3.75m (12'4")
Kitchen/Diner	6.16m (20'3") x 3.37m (11'1")	Bedroom 4	3.97m (13') x 3.56m (11'8")
Utility Room	4.61m (15'1") x 2.92m (9'7")	Bedroom 5	4.03m (13'3") x 2.25m (7'5")
Dining Room	5.05m (16'7") x 4.55m (14'11")	Bathroom	3.03m (9'11") x 2.38m (7'10")
Bedroom 1	4.56m (15') x 4.33m (14'2")	WC	1.55m (5'1") x 1.24m (4'1")
Bedroom 2	4.34m (14'3") x 3.56m (11'8")		



VIEW FROM THE BACK OF THE PROPERTY



  
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Text and description  
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