



Viewings commencing  
on the 8th of March



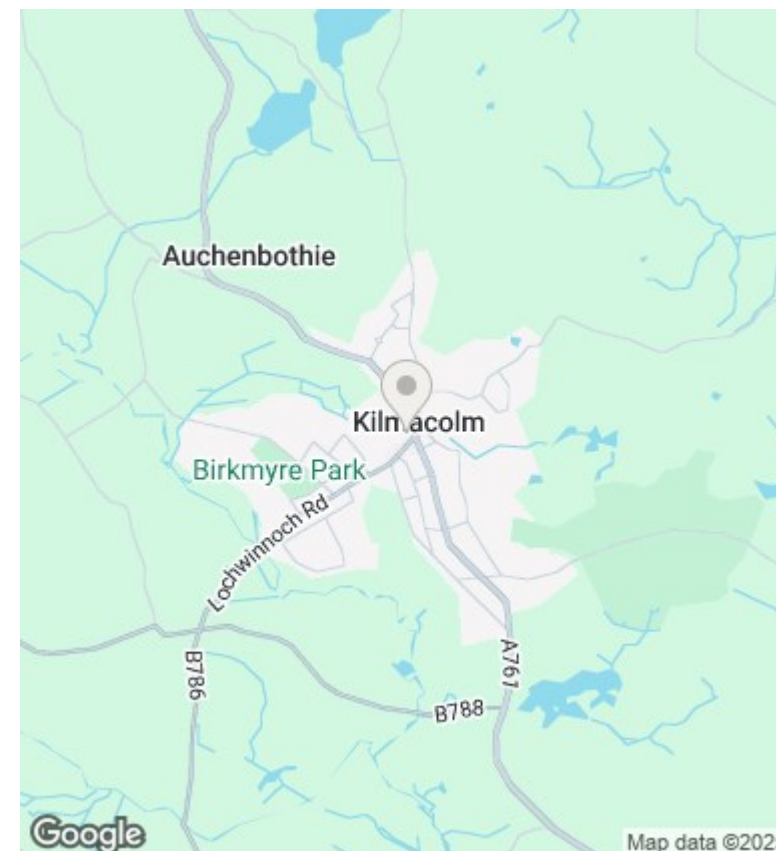
## 1/4, 1 Smithybrae, Kilmacolm, PA13 4EN

Fixed Asking Price £235,000

- A Unique Development of 12 Modern Luxury Apartments
- 3 Bedroom 2 Bathroom Penthouse
- 2 x 2 Bedroom 1 Bathroom Apartments
- EER - TBC
- Located in the heart of Kilmacolm
- 2 Bedroom 2 Bathroom Penthouse
- Private Parking Garage
- High Specification Contemporary Finishes Throughout
- 8 x 2 Bedroom 2 Bathroom Apartments
- Residents Elevator



Whilst every effort has been made to ensure the accuracy of the foregoing information, we accept no liability for errors or omissions. This plan is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency at the time of sale.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	