



Viewings commencing
on the 8th of March



3/2, 1 Smithybrae, Kilmacolm, PA13 4EN

Fixed Asking Price £310,000

- 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 Underground Parking Space
- High Specification Contemporary Finishes Throughout
- 8 x 2 Bedroom 2 Bathroom Apartments
- Residents Elevator

1 Smithybrae, Kilmacolm PA13 4EN

Welcome to this stunning penthouse flat located on Lochwinnoch Road in the charming village of Kilmacolm. This new build property boasts a spacious 1,240 sq ft of living space, perfect for those seeking a modern and luxurious lifestyle.

Upon entering, you are greeted by a stylish reception room that offers a versatile space for entertaining guests or simply relaxing with your loved ones. With three well-appointed bedrooms, there is ample room for a growing family or for those who enjoy having a home office or guest room.

The penthouse features two sleek bathrooms, adding a touch of elegance and convenience to your daily routine. The property's new age ensures that you will be the first to enjoy its pristine condition and contemporary design.

Situated in a desirable location, this penthouse offers not only a comfortable living space but also easy access to local amenities, schools, and scenic surroundings. Whether you are looking for a peaceful retreat or a vibrant community to be a part of, this property caters to a variety of lifestyles.

Don't miss the opportunity to make this penthouse your new home and experience the best of modern living in the heart of Kilmacolm. Contact us today to arrange a viewing and start envisioning the possibilities that await you in this exceptional property.



Council Tax Band:



Key features

A Unique Development of 12 Modern Luxury Apartments

Located in the heart of Kilmacolm

High Specification Contemporary Finishes Throughout

3 Bedroom 2 Bathroom Penthouse

2 Bedroom 2 Bathroom Penthouse

8 x 2 Bedroom 2 Bathroom Apartments

2 x 2 Bedroom 1 Bathroom Apartments

Private Parking Garage

Residents Elevator

Prices on Application

Coda Estates in conjunction with Z Property Development are proud to present to the open market, Campbell Residences - a brand new development of 12 individually designed luxury apartments perfectly placed in vibrant Kilmacolm. Offering contemporary modern living in a serene setting, Campbell Residences will appeal to a wide range of discerning buyers.

Kilmacolm provides the ideal community, benefitting from its picturesque location in the Gryffe Valley and excellent transport links to Glasgow and other nearby towns. Z homeowners will benefit from an enviable lifestyle in luxury apartments in the heart of the bustling high street.

The stylish living space boasts a modern design with 1 reception room, 2 bedrooms and 1 bathroom.

Situated in a highly sought-after area, this apartment offers a perfect blend of tranquillity and convenience. The open-plan layout of the reception room creates a spacious and inviting atmosphere, perfect for entertaining guests or simply relaxing after a long day.

Being a new build property, you can expect all the benefits of modern construction, including energy efficiency and low maintenance costs. The apartment is designed to meet the needs of contemporary living, with attention to

detail and quality evident throughout.

Overall, this apartment on Lochwinnoch Road presents a fantastic opportunity to own a stylish and modern home in the heart of Kilmacolm. Don't miss out on the chance to make this property your own and enjoy luxury contemporary living in a village living in cont.

Flat 11 is the largest penthouse within the development and comprises entrance hallway, open plan lounge kitchen with balcony, master bedroom with en-suite and balcony, two further bedrooms, both with balcony's, main bathroom and allocated underground parking space. All units come with integrated double oven, fridge freezer, dishwasher and gas hob, as well as washer dryer, and wine cooler.

Room Dimensions (measured at widest points)

Lounge/Kitchen - 7.54 x 6.82m

Master Bedroom - 6.37 x 3.94m

Bedroom 2 - 4.53 x 3.73m

Bedroom 3 - 3.94 x 3.11m

Bathroom - 2.42 x 1.98m

En-suite - 2.42 x 1.71m

Hallway - 8.67 x 3.06m

Campbell Residences is situated in the centre of the historic Kilmacolm village which has been re-developed and landscaped to cultivate a picturesque lifestyle for its residents. Kilmacolm is packed full of amenities and outlets, including a supermarket, as well as popular village restaurants, boutique stores and coffee shops. The community centre and library are now at the very buzzing, pedestrianised heart of the village. As well as being a popular meeting and gathering point, it is also home to the occasional Saturday farmers market.

The village has a thriving social community and there are clubs catering for golf, tennis and bowling. Kilmacolm Golf Club is about a 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 has an excellent health and fitness centre at Birkmyre Park. Kilmacolm has an excellent local primary school and the independent St Columba's, with its enviable record of academic achievement, richly deserves its sought-after label.

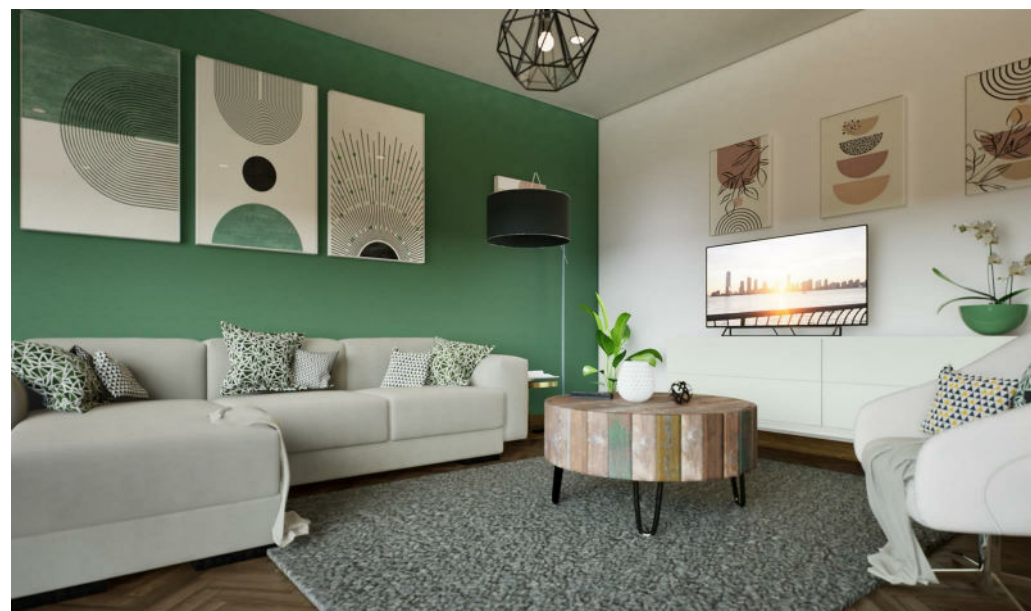
Transport Links - The village has a regular bus service to Glasgow and there are main line rail links at Langbank (4.5 miles) and Johnstone (7 miles). Glasgow Airport is only 10 miles away offering both domestic and international flights. The A761 leads to the A737 and subsequently to the M8 motorway corridor which provides fast access to all of central Scotland and beyond.

Perfect for the outdoor enthusiast, the surrounding countryside is some of the most attractive in West Renfrewshire and is excellent walking country. There are nearby cycle tracks feeding in to the wider Central Scottish network. If water sports are more your thing, there is inland sailing at nearby Castle Semple Loch, and the Firth of Clyde has world renowned marina services at Inverkip, Largs and Ardrossan as well as some of the UK's most scenic and enjoyable coastal sailing.

Glasgow city centre is approximately 17 miles away and has all the cultural, higher education and leisure services normally associated with a major international hub. The Braehead and Silverburn shopping centres are around 15 miles to the south and there is a huge range of high street outlets together with M&S and Sainsbury anchor stores. Braehead also has an IKEA furniture store.

Viewings Strictly By Appointment
Council Tax: Inverclyde Council - Band TBC
EER - TBC

All images and floorplans are for illustrative purposes and actual units may differ slightly.

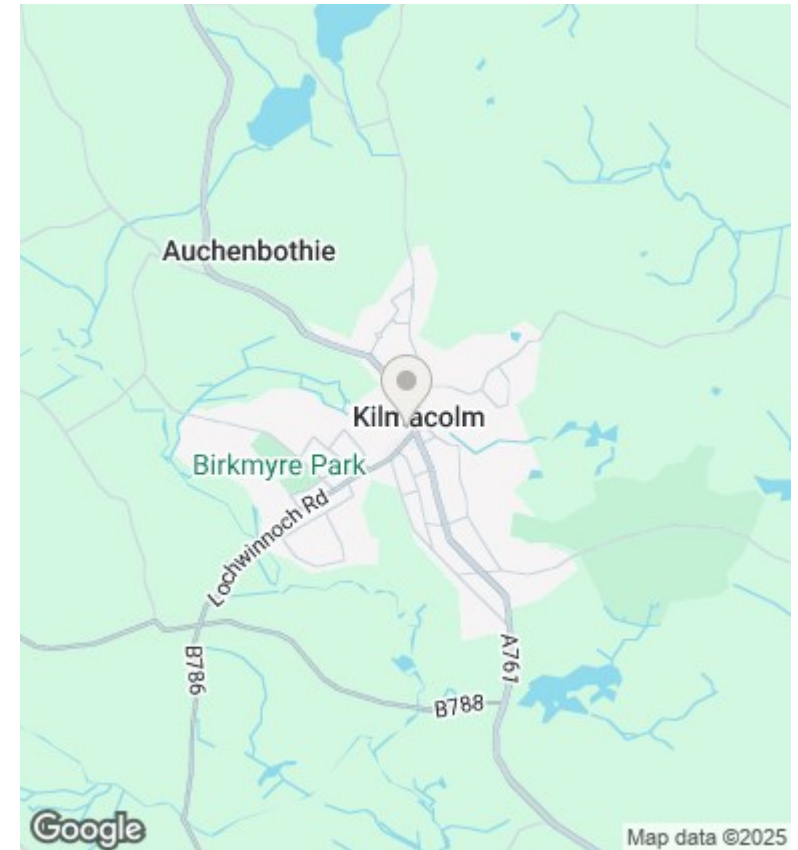




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

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