





MQ Estate Agents are delighted to present to the market this beautiful ground floor apartment set within a sought after development in Kilmacolm. Nestling amidst its own ornamental garden grounds in the heart of this picturesque village, the sympathetically and completely refurbished property comprises of a large open plan lounge and dining area, a fully integrated kitchen, three double bedrooms, family bathroom, utility room, private parking, garage and the most elegant and relaxing shared garden space. Finishes are second to none with a Farrow and Ball colour scheme and tiling by Porcenalosa. The property further benefits from brand new double glazing and gas central heating throughout and is in true walk in condition which will appeal to a variety of purchasers.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

#### KITCHEN

9' 11" x 7' 8" (3.041m x 2.360m) Newly fitted and stylish contemporary kitchen with a variety of floor and wall mounted units in a light tone with complementing worktops and matching splashback. Integrated appliances include electric hob, oven, microwave, extractor fan, washing machine, dishwasher and undermount fridge/freezer. The room is complete with undermount and spotlight lighting.

#### LOUNGE/DINING AREA

27' 0" x 15' 0" (8.250m x 4.590m) An expansive room with windows overlooking the front, rear and side of the property, the room is decorated in a neutral tone with flooring laid to carpet. The box bay window overlooking the rear provides glorious outlooks over the garden.

#### MASTER BEDROOM

11' 8" x 11' 6" (3.568m x 3.523m) Master bedroom overlooking the rear of the property



with flooring laid to carpet and decorated in neutral tones.

#### **BEDROOM TWO**

12' 2" x 7' 11" (3.725m x 2.438m) Second double room overlooking the rear decorated in neutral tones.

#### **BEDROOM THREE**

12' 0" x 7' 9" (3.665m x 2.385m) The third double bedroom overlooks the front of the property with flooring laid to carpet.

#### **BATHROOM**

7' 2" x 6' 6" (2.190m x 1.982m) The fully tiled bathroom comprises of an elegant white three piece suite of bath with overhead shower, low flush WC and wash hand basin with vanity unit below. The room further benefits from a towel radiator, wall hung taps and a chrome towel radiator.

#### **UTILITY ROOM**

7' 10" x 4' 10" (2.390m x 1.488m) A very handy and functional utility room with cupboards and work surfaces along with a tumble drier and additional fridge/freezer

#### **GARDENS**

The property has exquisite shared gardens surrounding the property which are mainly made up of lawn, shrubbery and flowerbeds. The property and gardens are private with their own private parking and allocated garage space.

#### **LOCATION**

Westlands is quietly located in Kilmacolm just across from the local bowling club. The area has a variety of local amenities available including schooling, convenience stores, cafes and health resources. A short drive will take you to Port Glasgow, Bridge of Weir or Langbank where you can find a variety of high end restaurants, supermarkets and boutiques. The A8 road links you up to the M8 taking you to Paisley, Glasgow or beyond.



#### **VIEWINGS**

Viewing is by appointment only. Early internal viewing is imperative to fully appreciate all that this newly refurbished, ground floor apartment has to offer.

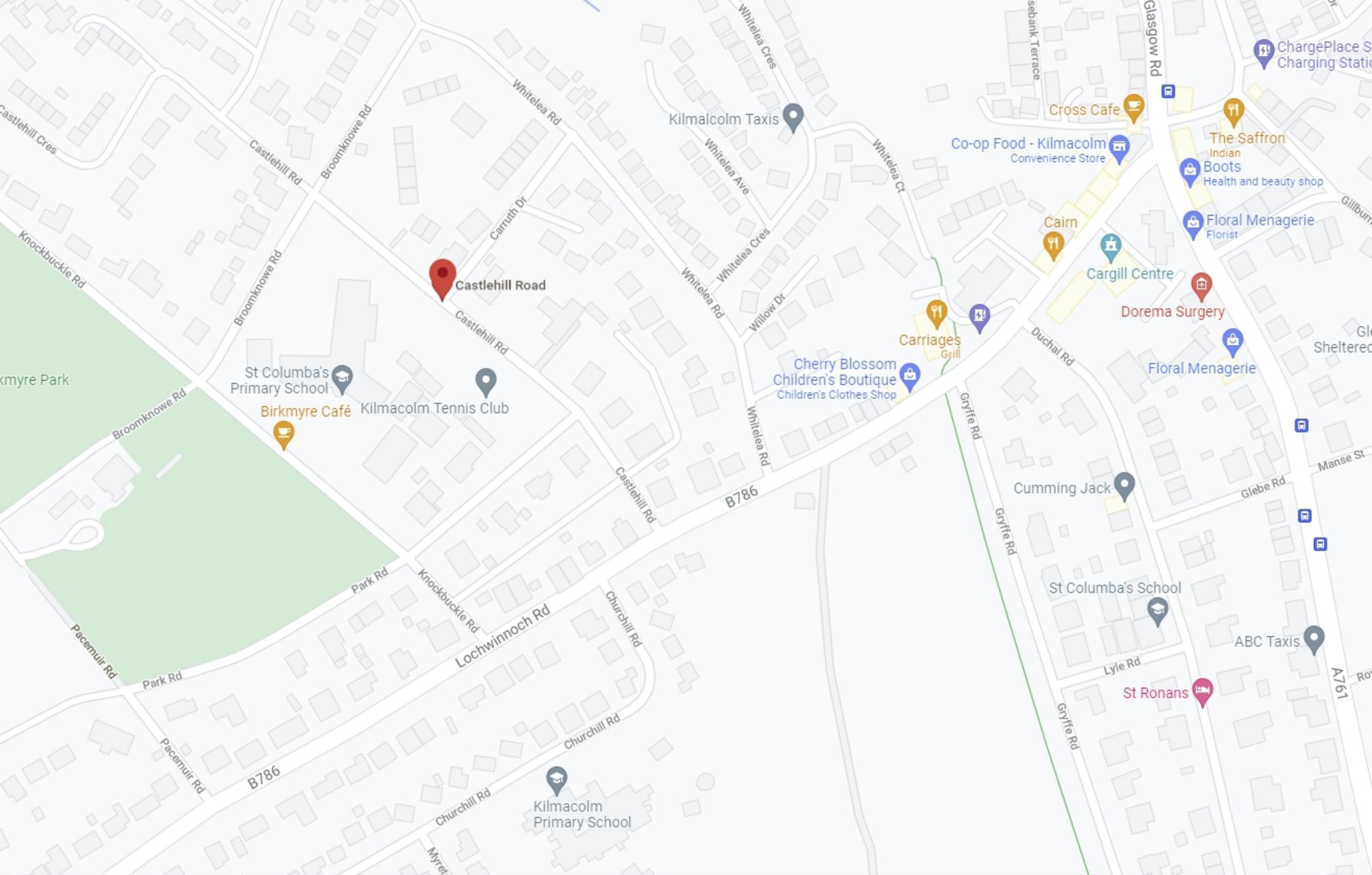
**MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.**











Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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