



HILLSIDE COTTAGE, 17A, THE
LANE, SKELMORLIE, PA17 5AP





Description

This is a unique opportunity to acquire a traditional two bedroom DETACHED VILLA with main entrance located on Seton Terrace and an additional private garage situated to the rear on The Lane. The house lies within the grounds of a substantial sandstone villa close to the centre of the village. A degree of upgrading and modernisation is required which is reflected in the asking price.

There are lawned sections of private ground which extend to both the front and rear of the property. The long rear garden extends to The Lane with communal path leading to the garage. There is a shared lawned drying green located to the front of the sandstone villa. In addition, the paths and driveway from Seton Terrace are communal areas with shared parking space available.

The private garage with side courtesy door is requiring upgrading/maintenance. A compact driveway in front of the garage provides parking for a small car. Specification includes: double glazing and gas central heating. Conveniently placed for local shops, amenities, primary schooling and transport facilities which are all nearby.

Accommodation comprises: Entrance Porch by single glazed stable door leads by further glazed door to the Hallway with under stair cupboard. The Lounge features windows to the front and side. There is basic fitted Kitchen with side window and white units, plus marble style work surfaces. Appliances include: gas cooker and washing machine. The downstairs Bathroom is subdivided with a sliding door and features windows to the side and rear. There is traditional three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower.

Stairs lead to the Upper Landing with skylight window. There are two double sized Bedrooms both offering mirrored wardrobe storage. There are rear views providing glimpses of the Firth of Clyde, Isle of Bute and Arran.

Early viewing is advised. EPC = E.

Measurements

Entrance Porch

Hallway

Lounge
3.10m x 3.89m (10'2 x 12'9)

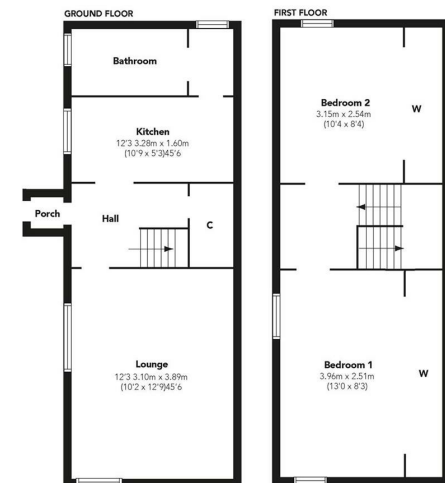
Kitchen
3.28m x 1.60m (10'9 x 5'3)

Downstairs Bathroom

Upper Landing

Bedroom 1
3.96m x 2.51m (13'0 x 8'3)

Bedroom 2
3.15m x 2.54m (10'4 x 8'4)



Floorplans are indicative only - not to scale
Produced by Plusplans 











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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