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## 16 Whitelea Court

, Kilmacolm, PA13 4LA

**Offers over £172,000**



Welcome to this charming Ground floor flat located in the back water setting of Whitelea Court, Kilmacolm. This flat offers a delightful living experience, perfect for those seeking comfort and convenience, sure to appeal to a wide variety of buyers including downsizers looking for good sized rooms.

The flat features a spacious Lounge with patio doors to the rear, ideal for entertaining guests or enjoying a quiet evening in. With two generously sized bedrooms, both have a full wall of inbuilt wardrobes and the master has an ensuite shower room, there is ample space for relaxation and rest. The property also has a 3 piece family bathroom. Recently refitted stylish modern kitchen has white fronted wall and floor units, complimenting work tops and ample space for a table and chairs. Integrated dishwasher, washer dryer, gas hob, electric under oven, extractor hood and fridge freezer.

One of the standout features of this flat is its location, providing a peaceful retreat from the hustle and bustle of everyday life. Despite its tranquil surroundings, you will find yourself just a stone's throw away from local shops, making it easy to access everyday amenities.



## Reception Hallway

Lounge 15'1" x 14'9" @max. (4.6 x 4.5 @max.)

Kitchen 9'9" x 14'1" @ max (2.98 x 4.30 @ max)

Bedroom 1 13'1" x 10'10" tfow (4.01 x 3.32 tfow)

## Ensuite

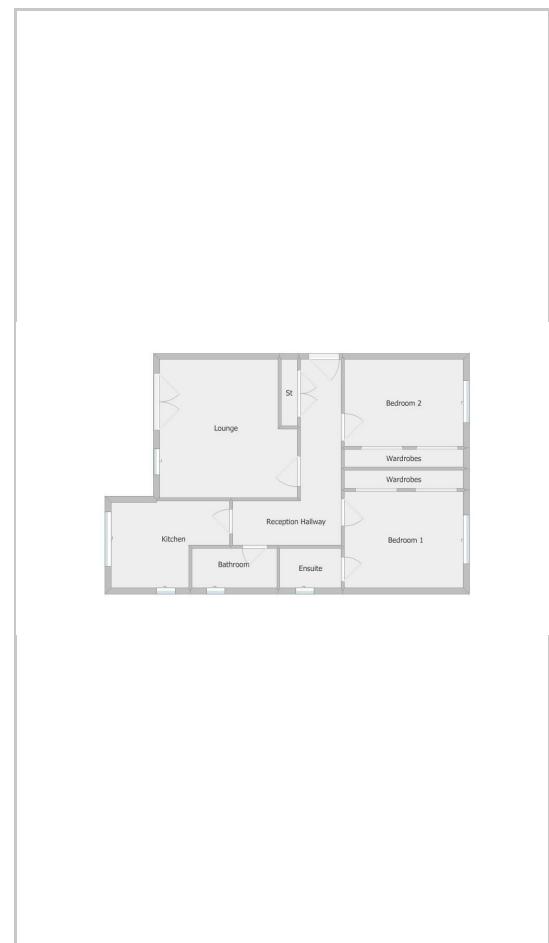
Bedroom 2 9'3" tfow x 13'1" (2.83 tfow x 3.99)

Bathroom 6'2" x 6'0" (1.89 x 1.83)

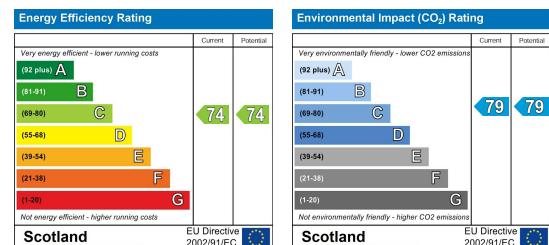
## Area Map



## Floor Plans



## Energy Efficiency Graph



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