



24 Station Rise, Lochwinnoch

Offers Over £290,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

A fantastic opportunity has arisen to purchase this incredibly well presented 4-bedroom detached home providing an abundance of stylish and versatile space over two levels. There is a large monobloc driveway leading to garage to the front, affording plenty of off-street parking.

Access to the property is via a stylish front door and in turn to a warm, welcoming reception hallway. Upon entering, you quickly realise what great scale and volume is on offer. The contemporary family lounge features a large, double-glazed window formation, infusing this entire space with natural sunlight. There is a charming focal point wood burning stove which fills the room with a delightful warmth, wonderful for those cosy winter evenings with family.

The piece de resistance on the ground level has to be the open plan kitchen/dining room. This stunning space is bathed in natural light owing to the patio doors, allowing the outside in. The generous open plan kitchen is the epicentre for modern living, creating a sociable area and pleasurable cooking environment. Included in the sale is a host of integrated appliances to include a 5-ring gas hob with extractor hood, double oven, and dishwasher. Off the kitchen is a separate utility room with plumbing in place for a washing machine which offers further storage and counter space.

The ground level further benefits from a downstairs w.c. which is so elegant in its simplicity.

Elegant patio doors within the kitchen lead out to a superb sociable patio area, ideal for alfresco dining, entertaining or simply relaxing with family during the summer months. Manicured lawns, decorative planting and mature shrubbery enhance the charm of this entire area, and timber fencing creates a child-friendly garden as well as providing lots of privacy.

Climbing the stairs to the first floor, you will find four good sized bedrooms which are all wonderfully complimented with built-in storage solutions. The master bedroom is impressive in size, boasting its own ultra-modern en-suite shower room with contemporary fixtures and fittings throughout.

The family bathroom is contemporary in style and comprises of a shower-over-bath with glass screen, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit.

This fantastic family home further benefits from double glazing and gas-central heating throughout, offering extra warmth and comfort. No stone has been left unturned in the presentation of this beautiful property and we would highly recommend an early viewing to avoid disappointment.

Lochwinnoch is a picturesque village with great local amenities and schooling. Castle Semple Loch is nearby and offers various watersports and wildlife opportunities. There is beautiful countryside and scenic walks at nearby Clyde Murshiel Regional Park. Lochwinnoch also benefits from superb local transport links. Park & Ride facility is just a short drive away and the A737 offers road links to Glasgow Airport, city centre and further afield.

We strong urge an early viewing to avoid disappointment as this fabulous accommodation will not be on the market for long! Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com