



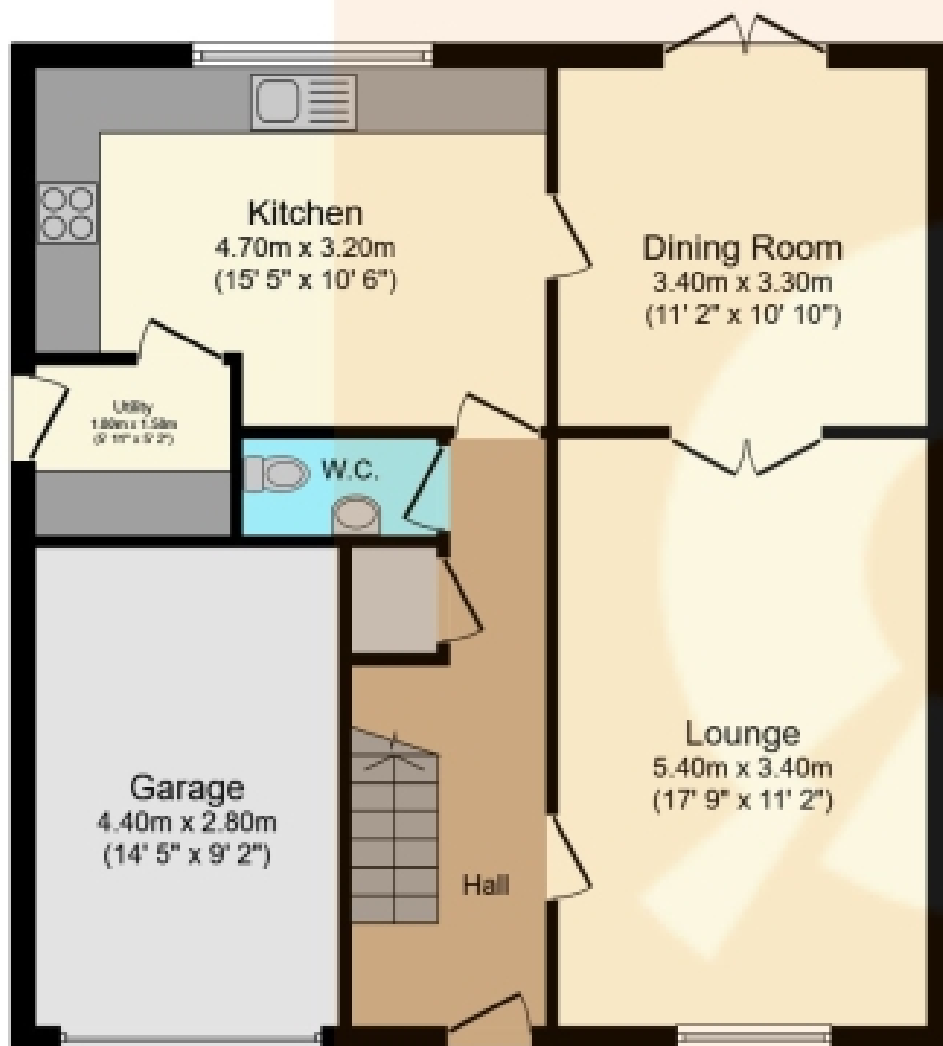
**14 Station Rise, Lochwinnoch**

**Offers Over £310,000**

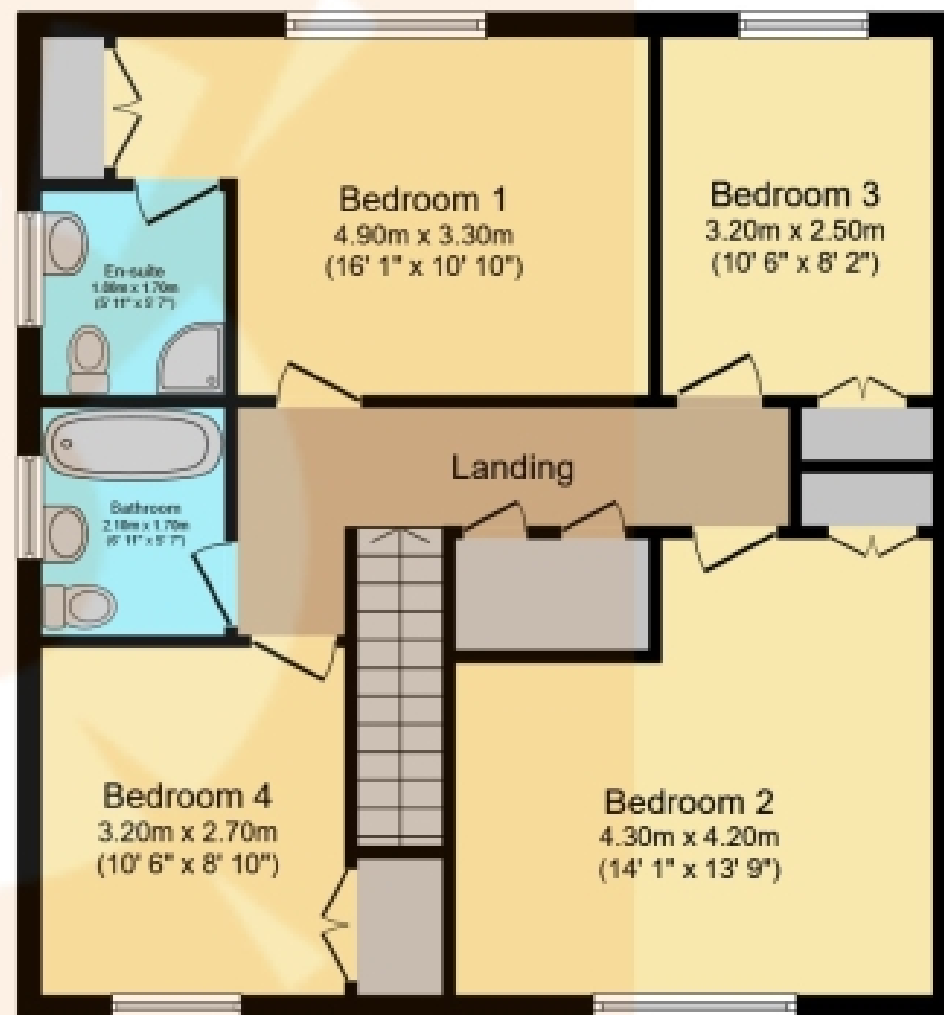








**Ground Floor**



**First Floor**

Total floor area 144.3 sq.m. (1,553 sq.ft.) approx

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

## THE PROPERTY

**\*\* IMPRESSIVE FAMILY HOME SET WITHIN SOUGHT-AFTER ESTATE \*\*** offering spacious and flexible accommodation. **\*\* MULTI-CAR DRIVEWAY LEADING TO GARAGE \*\***  
**SEPARATE UTILITY ROOM & DINING ROOM \*\* EXCELLENT IN-BUILT STORAGE THROUGHOUT \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Nestled within the sought-after village of Lochwinnoch, No. 14 Station Rise offers the perfect family accommodation. This wonderful, detached home, set upon a generous corner plot, is adorned with easily maintained gardens and a multi-car driveway leading to integral garage.

Stepping inside, a warm and inviting reception hallway greets you, leading seamlessly into the family lounge which is bathed in natural sunlight. A focal point fireplace adds a touch of character, and neutral fitted carpets follow through the double door formations to the dining room. Chic French doors within the dining room provide an ideal setting for gatherings with family and friends and offer uninterrupted views of the beautifully landscaped rear garden.

The well-appointed kitchen features an array of wall and base mounted units, complemented by ample countertop space. Integrated appliances include a ceramic hob, electric oven/grill and extractor hood, and there is further space for free-standing appliances where desired. Adjacent to the kitchen is a convenient utility room, offering additional workspace, storage, and space for a washing machine and tumble dryer. Completing the ground floor is a well-placed w.c., adding to the practicality of the home.

Climbing the staircase to the upper level, you'll discover four generously proportioned bedrooms, each boasting excellent in-built storage in the form of mirrored sliding wardrobes. Bedroom One enjoys the added luxury of an en-suite shower room. Additional in-built storage in the hallway caters to your organizational needs, while a fully tiled three-piece family bathroom completes the upper level of the home.

The rear garden has been lovingly maintained and is predominantly laid to lawn. A symphony of decorative planting and mature shrubbery lines the space, creating a tranquil retreat. The sociable patio area offers the perfect spot for dining alfresco or outdoor entertaining, and the generous corner plot presents an exciting opportunity for potential future extension.

Lochwinnoch is a picturesque village with great local amenities and schooling. Castle Semple Loch is nearby and offers various water sports and wildlife opportunities. There is beautiful countryside and scenic walks at nearby Clyde Muirshiel 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.

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.

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