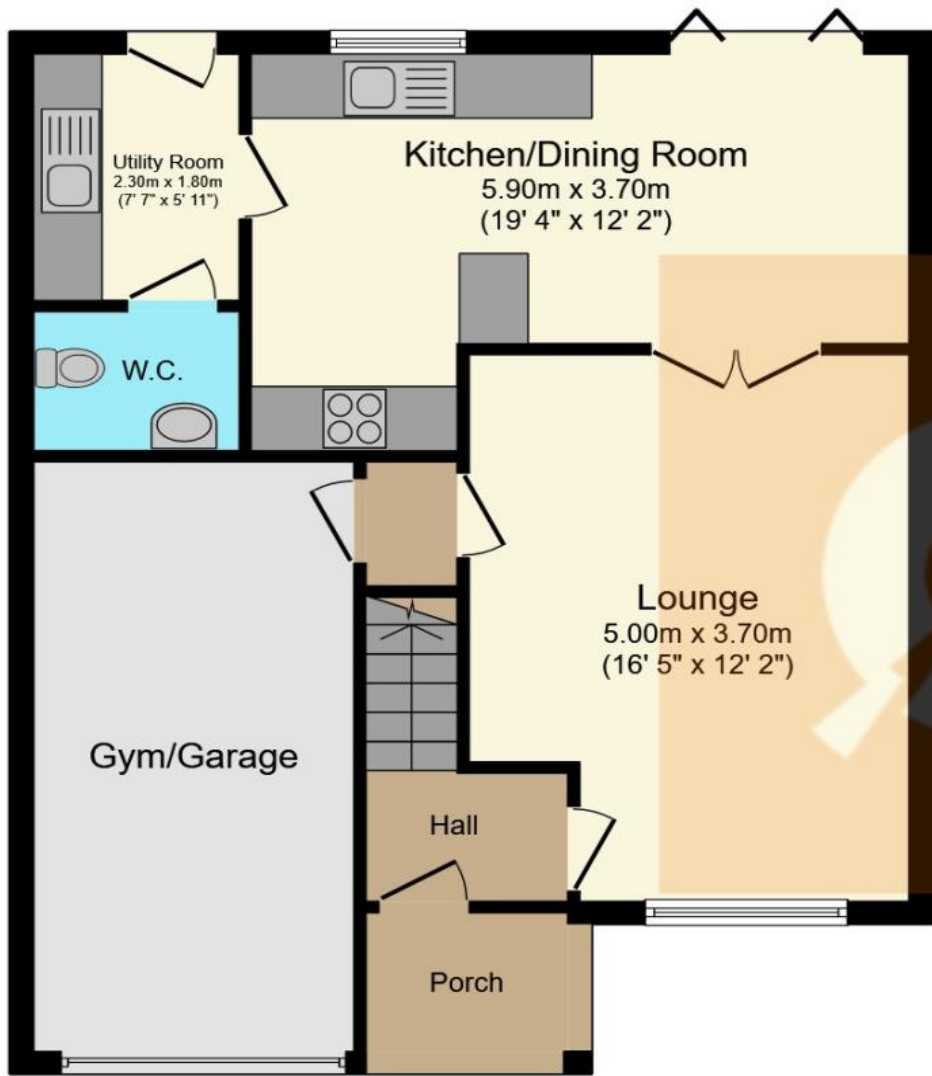




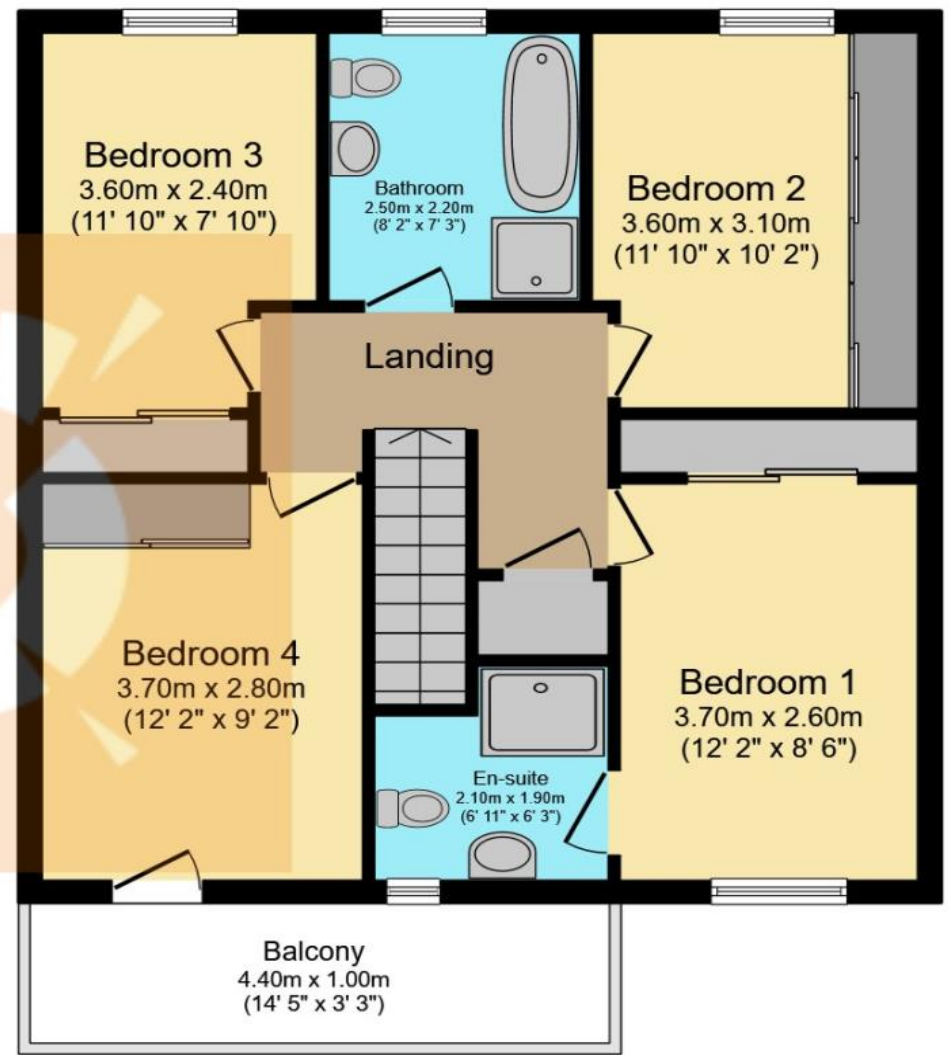
24 Silver Birch Wynd, Port Glasgow

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, 3-BATHROOM villa which has been meticulously maintained by our clients, resulting in a phenomenal family home. This excellent accommodation sits within the exclusive Castlebank development and has a monobloc driveway leading to integral garage, providing ample off-street parking.

First impressions are everything, and this is certainly the case upon entering the bright and airy reception hallway with fresh neutral tones. The contemporary lounge is awash with natural sunlight owing to the dual aspect. This space has been stylishly decorated with contemporary wall coverings and fitted carpets, and super-stylish glazed panel oak doors add to the modern feel.

The piece de resistance on the ground floor has to be the high specification dining kitchen, presenting a wonderful opportunity for entertaining. The kitchen is the epicentre for modern living, creating a sociable area and pleasurable cooking environment. Off the kitchen there is a matching utility room which houses additional space for a washing machine and tumble dryer. Completing the ground level is the downstairs w.c. which is perfectly elegant in its simplicity plus there's a cloakroom off the lounge providing extra storage. There is an internal door to the garage.

Cat 6 data cabling running within wall cavity between lounge, office and balcony room. Main plexus terminates in office area linking with BT Master Socket/Router in Lounge.

The rear garden of this property is simply outstanding. Various raised decking areas and a pergola offer maximum space for entertainment and dining alfresco. There is a section laid to lawn, mature shrubbery and decorative planting which all compliment the garden wonderfully. A subtle reflection pool is also a charming feature to the garden, which is fully enclosed with timber fencing making for a child friendly space as well as providing lots of privacy.

Access to the upper level is via a neutral carpeted staircase with white timber banister, leading you to four good sized bedrooms. The luxurious master suite is a peaceful sanctuary boasting its own en-suite shower room and there are three further bedrooms, offering fabulous flexible living.

The family bathroom completes this fabulous accommodation internally, comprising of a four-piece bathroom suite to include a walk-in shower cubicle, bath, w.c. and wash-hand-basin. Contemporary chrome fixtures and fittings finish this space off beautifully.

This fantastic family home further benefits from double glazing and gas central heating, providing each room with a delightful warmth. No stone has been left unturned in the presentation of this beautiful property and we would highly recommend an early viewing to avoid disappointment.

This property is ideally situated for several preschools, primary schools and high schools including St.Columba's Independant School in nearby Kilmacolm. Superbly located for quick access onto the M8 motorway with Glasgow Airport, Braehead Shopping Centre and Erskine Bridge only 10 minutes drive. Woodhall train station is a short walking distance 0.5miles away. Park and ride facilities are available at Port Glasgow train station only 1.9 miles away and also at nearby Langbank. Big brand shopping is a 5 minute drive away at Gallagher Retail Park Port Glasgow. Boasting Tesco, M&S, Next, TK Maxx, B&Q and many others including drive thrus. Oak Mall Shopping Centre in Greenock, Piazza Shopping Centre and Linwood Retail Park in Paisley provide further options.

This fabulous family home in a highly sought-after location will be very popular. We would highly recommend an early viewing. 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.**

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