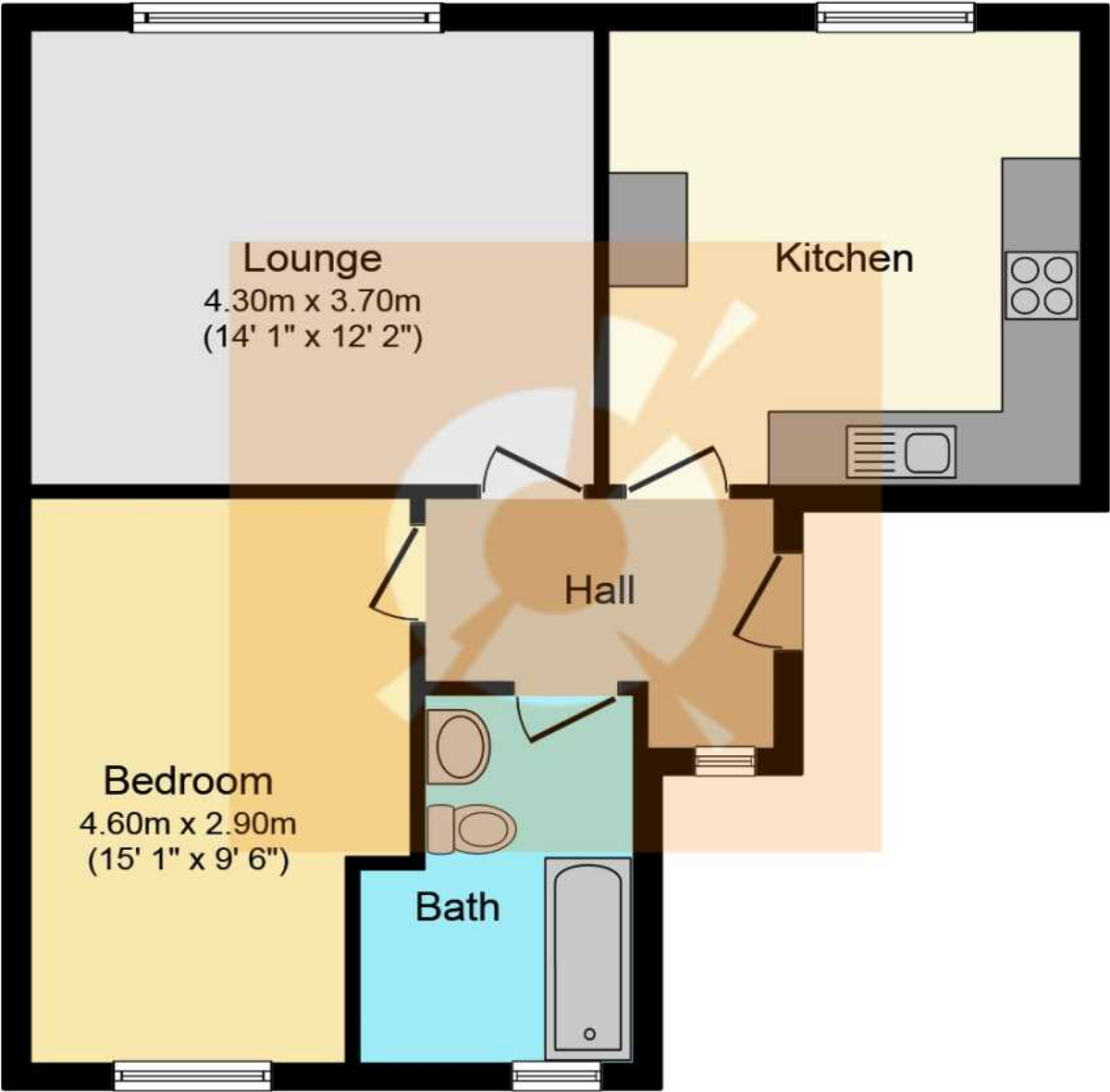




33 Calder Street, Lochwinnoch

Offers Over £69,500





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

THE PROPERTY

***** NEW ASKING PRICE ***Beautifully presented Traditional Apartment*** This is a rare opportunity to purchase a superbly spacious top floor apartment within the highly desirable conservation village of lochwinnoch. Please call your personal estate agents, The Property Boom for more details.**

If you are looking for an apartment with a wealth of character and charm, you have just found it. This traditional 1-bedroom tenement flat has an abundance of period features including sash windows, window panelling, large skirting boards and ornate cornicing. The superbly spacious lounge boasts impressive ceiling heights and a focal point fireplace. A large double sash window formation allows natural light to engulf the room and has views out to Calder Street.

The generously proportioned and well-appointed dining kitchen has numerous wall and floor mounted units that offer excellent storage. There is also a matching standalone display cabinet. Integrated appliances include fridge, freezer, electric oven, hob, microwave and washing machine which are included in the sale making this a perfect first-time purchase.

An immaculately presented bathroom with standalone iron roll top bath complements this traditional home to perfection. The bathroom consists of elegant white sanitaryware, w.c. wash hand basin and bath with shower attachment.

An expansive double bedroom with neutral décor and built in cupboard and book case has a large double-glazed window that floods the room with natural light. This room also has impressive ceiling heights and period features.

This delightful apartment also comes with its own garden area and wishing well. The communal close has been recently painted and has been kept spotless by the residents. A communal drying green and bin area can also be found to the rear of the property.

The property is self-factored and a monthly contribution to the upkeep of the communal areas will be required.

The apartment is perfectly positioned to enjoy a plethora of local amenities. For lovers of water sports, Castle Semple Loch is within a short walk. The national cycle network runs through Lochwinnoch and the train station is also within walking distance or a short drive. Castle Semple Country Park offers many scenic walks and the RSPB in Lochwinnoch is the perfect place to observe the local wildlife.

This charming apartment in a highly sought-after location will be very popular. We would recommend an early viewing of this high specification accommodation. 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