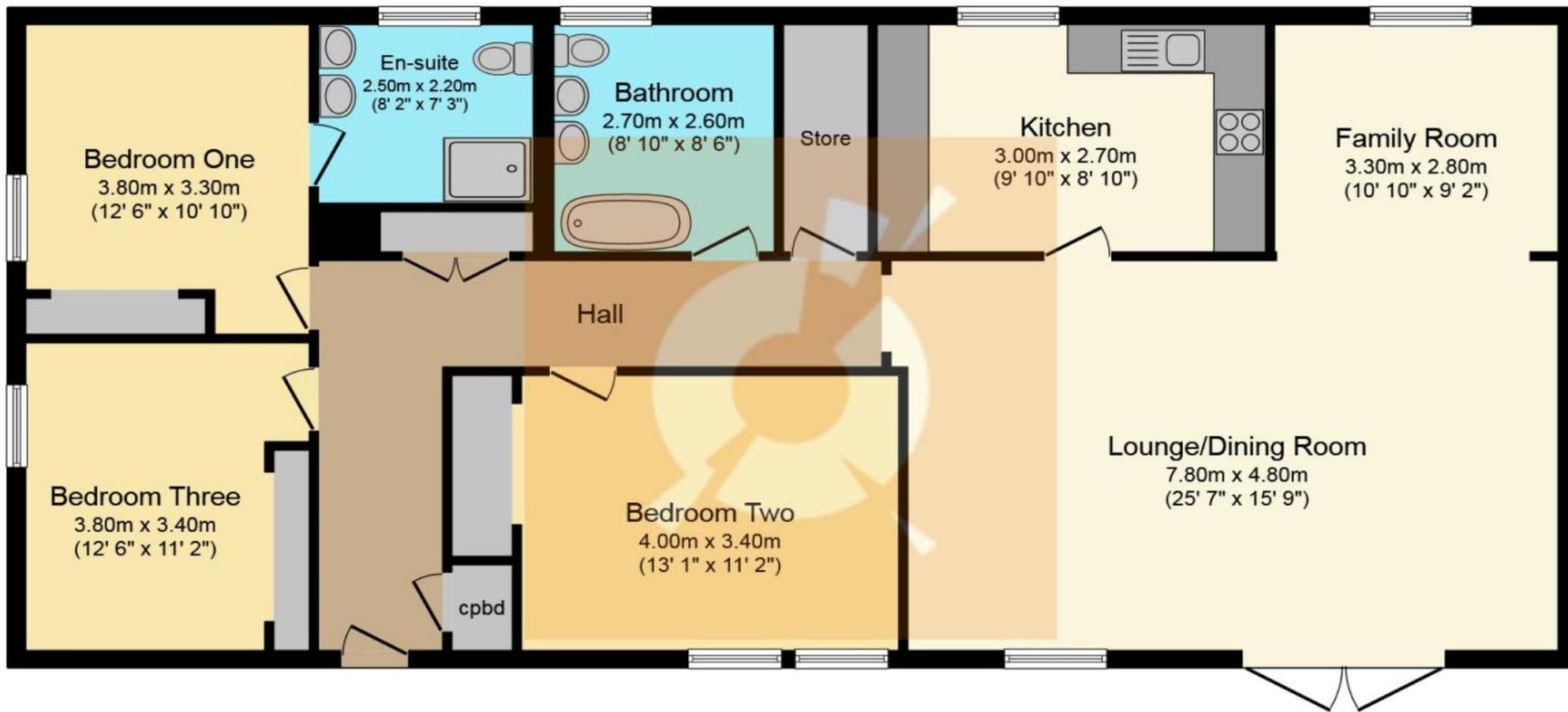




1D Calderhaugh Mill, Lochwinnoch

Offers Over £229,000





Floor Plan

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

THE PROPERTY

Welcome to No. 1D Calderhaugh Mill and this exceptional 3-bedroom apartment of distinction, offering an abundance of space and luxurious living. A credit to our clients discerning taste and style, this spectacular home is 1 of only 3 larger style apartments within this exclusive residential development and must be viewed to fully appreciate the impeccable standard of its quality finish.

To the front there is a private residents car park, allowing for ample off-road parking and a private single lock up garage offers great storage for indoor/outdoor equipment. A covered entrance vestibule with security entry system leads you in the first instance to the communal reception. Upon entering the access door to the welcoming hallway with hardwood flooring, you will be instantly enthralled by the great scale and volume this three-bedroom apartment has to offer, extending to over 1500 square feet formed on the ground level.

There is an exceptionally spacious dual-aspect lounge with designated dining area which has been elegantly decorated with neutral tones and quality fitted carpets. The lounge has recessed speakers and wiring for a home cinema speaker system which can bring the cinema experience into your very own home and adds sparkle to family time, offering movie nights all year round. The clever open-plan layout extends to almost 26ft in length, creating a fantastic space for entertaining guests.

Patio doors provide direct access out to the extensive communal gardens with ample space for alfresco dining, entertaining or soaking up the sun during the summer months. Bordering the landscaped grounds is a mixture of mature trees, shrubbery and traditional walls, making for a fully enclosed and child-friendly garden.

The piece de resistance has to be the open-plan kitchen/family room which is the epicentre for modern living, creating a sociable area and a pleasurable cooking environment. There is a stainless-steel Franke sink with both a flexible mixer tap and an Insinkerator instant boiling water tap. High-quality integrated Siemens appliances include an integral coffee machine, dishwasher, multi-function oven and matching multi-function combination microwave and oven. There is also a 5-burner stainless steel gas hob with extractor hood and an ultra-modern stainless steel American style fridge freezer which will all be included within the sale of the property.

Within this fabulous accommodation you will find three generously proportioned bedrooms with in-built storage and contemporary décor throughout. The master bedroom is wonderfully complimented by its own en-suite shower room which is extremely contemporary in style. There is a large walk-in shower cubicle with Mira Platinum Dual rainforest shower, w.c. and twin wash-hand basins.

The luxurious and superbly finished four-piece main bathroom is a peaceful sanctuary which boasts only the highest quality fixtures and fittings. There is a free-standing bathtub with Mira digital bath filler and showerhead, and a fully integrated waterproof TV which finishes this space off beautifully. The bathroom also benefits from twin wash-hand basins and a large walk-in shower cubicle with the same Mira Platinum Dual rainforest shower. Both bathrooms have heated vanity mirrors, twin shaver sockets and underfloor heating, adding to the modern feel.

Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth. Storage throughout the apartment is fantastic with three separate cupboards within the reception hallway and built-in wardrobes within all bedrooms.

The ingenious design of this wonderful home maximises natural light throughout with dual-aspect window formations. There is superb attention to detail throughout this home and we urge early viewing to avoid disappointment.

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