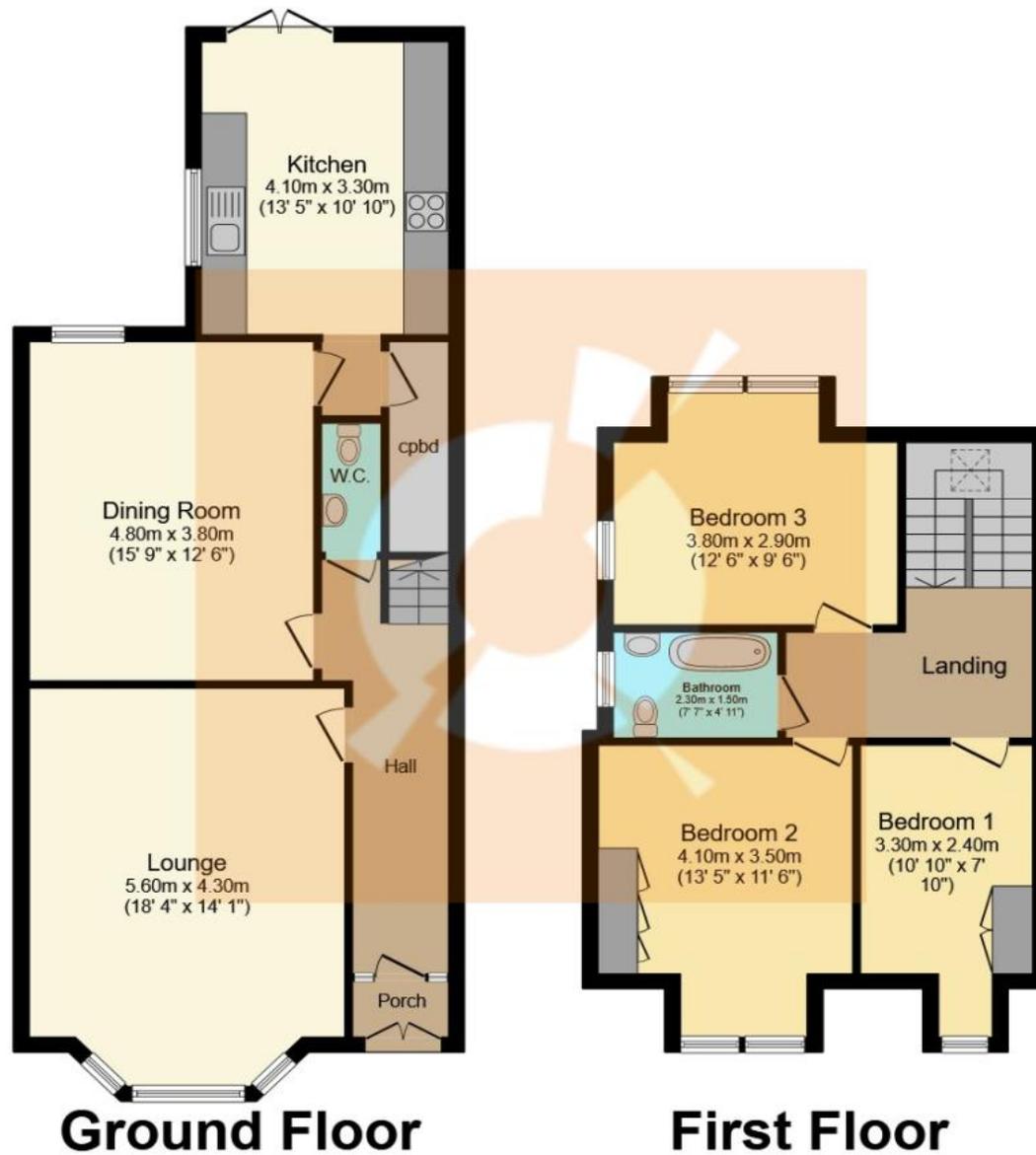




No. 2 Allandale, 31 Johnshill, Lochwinnoch

Offers Over £270,000





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

## THE PROPERTY

An outstanding opportunity to purchase a substantial three-bedroom semi-detached villa within five minutes' drive of Lochwinnoch train station. This charming home has great scale and natural light with many period features and enchanting gardens. Welcome to No. 2 Allandale.

Externally, there is an extensive monobloc driveway leading to the garage, providing ample off-street parking. This fabulous family home is accessed via the front entrance with timber storm doors, which in turn leads to a bright, spacious reception hall. Upon entering, you cannot help but notice the impressive scale of this wonderful accommodation.

The elegant family lounge with impressive ceiling heights features bay windows which engulf the entire room with natural sunlight. The lounge has retained many of its original features to include intricate ceiling cornicing and a traditional focal point fireplace, generating a cosy warmth throughout this entire space.

The well-appointed kitchen is extremely bright and spacious with a quality range of wall and base mounted units. There is a stainless-steel sink with chrome mixer tap and drainer, integrated 4-ring gas hob with electric oven/grill and extractor hood, integrated fridge freezer, dishwasher and washing machine which will all be included within the sale.

There is an additional public room, ideal for formal dining or a relaxed family room. Also perfect for those wishing to work from home and have plenty of space to do so.

The garden grounds are truly outstanding. The property boasts a substantial rear garden which is predominantly laid to lawn with an assortment of decorative planting and mature shrubbery, enhancing the charm of this entire space. There is a sociable patio area with ample space for alfresco dining, entertaining or simply relaxing with the family during the summer months and the greenhouse offers a peaceful sanctuary for the budding gardener or professionals alike.

Completing the ground level is the downstairs w.c.

The first floor can be accessed via a carpeted staircase with timber banister, where you will find three great sized bedrooms which have all been well presented throughout. The immaculate family bathroom contains a three-piece white glazed suite to include a bath, w.c. and wash-hand-basin.

Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth. Properties of this calibre rarely come to the market, therefore would strongly urge 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 water sports 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 would highly recommend an early viewing of this fantastic accommodation as we have no doubt it will be very popular. 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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