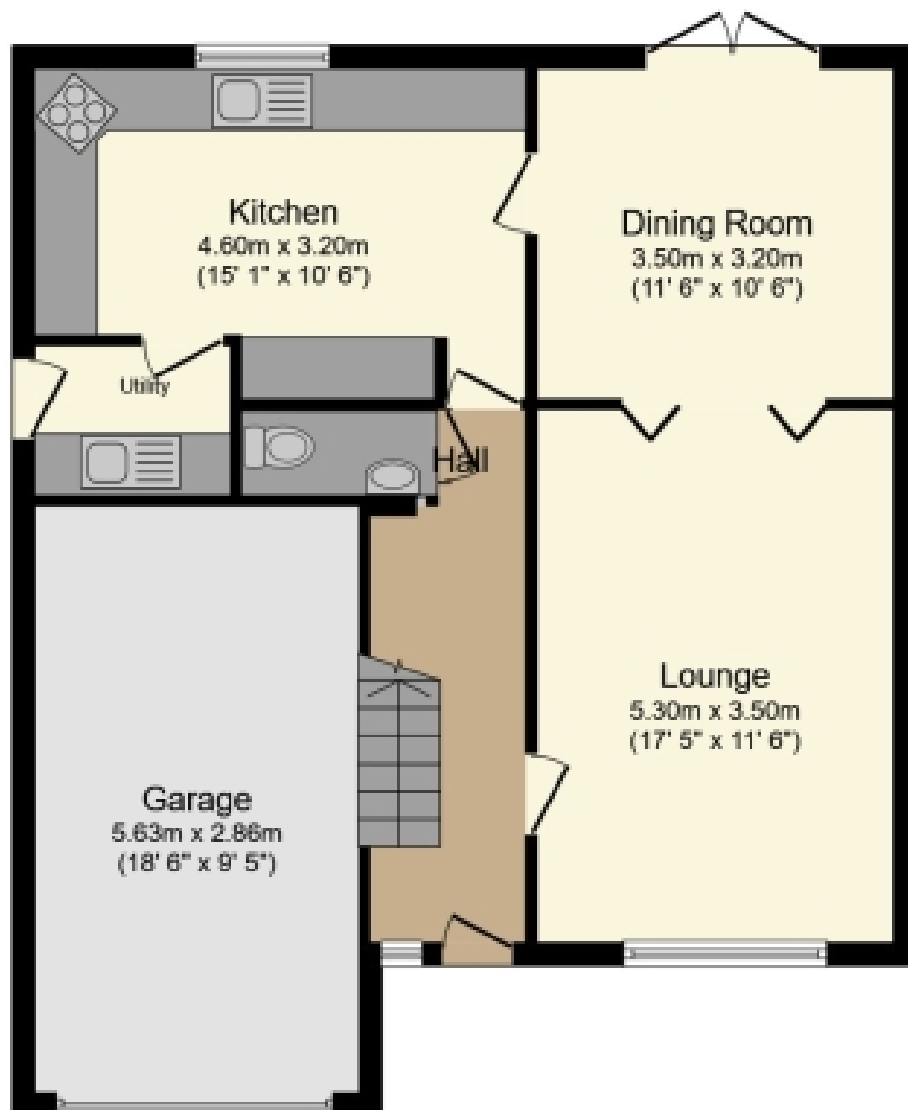




28 Sandpiper Road, Lochwinnoch

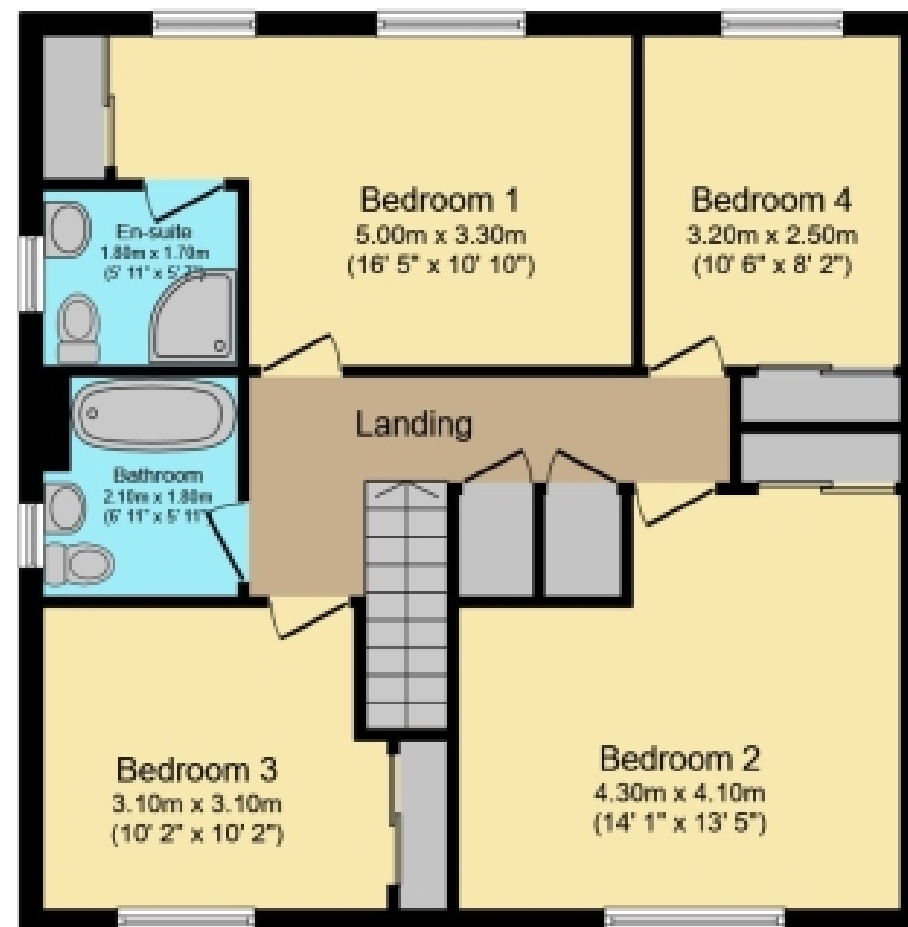
Offers Over £310,000





Ground Floor

Floor area 74.8 sq.m. (806 sq.ft.)



First Floor

Floor area 70.3 sq.m. (757 sq.ft.)

Total floor area: 145.2 sq.m. (1,562 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** FAMILY HOME * MANICURED GARDENS * MULTI CAR DRIVEWAY WITH GARAGE * TRAIN STATION CLOSEBY * WELL APPOINTED KITCHEN * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Here's what our clients love about their home... Lochwinnoch is a terrific village with a real community spirit and is truly a great place to live. This has been a fantastic home for our family over the years, a safe and calm environment with terrific neighbours. We love the house and the space, comfort and peace it provides but, sadly, the time has come for us to downsize. We will miss cosy winter's nights in front of the log burner, and summers in the garden. We will miss this house.

Welcome to No. 28 Sandpiper Road, a charming and idyllic family home offering generous living space, a beautifully maintained garden, and a spacious monoblock driveway with room for multiple vehicles. Ideally situated in the sought-after Lochwinnoch area, the property is conveniently close to a wide range of excellent local amenities.

Upon entering this stunning home, you're welcomed by a bright and inviting entrance hallway that leads seamlessly into the spacious family lounge. This well-proportioned room is bathed in natural light, thanks to a large picture window that frames the outdoors beautifully. A traditional fireplace with a log burner adds a warm, elegant touch, creating a space that is both comfortable and refined.

Continue through to the stylish dining room - an ideal setting for family meals or entertaining guests. Generously sized, the space comfortably accommodates a large dining table and chairs. French doors open directly onto the patio, seamlessly blending indoor and outdoor living and providing the perfect backdrop for gatherings in any season.

Moving further through the home, you'll find the well-appointed kitchen, a bright and functional space designed with both style and practicality in mind. Crisp white base and overhead cabinetry is complemented by contrasting butcher block effect countertops, creating a warm, modern aesthetic. The kitchen features integrated appliances, including double ovens and a four-burner gas hob, while standalone appliances such as a double fridge-freezer and dishwasher offer added convenience. A versatile moveable island provides extra workspace and flexibility. Just off the kitchen, a separate utility room offers additional storage and counter space, perfect for keeping the main area clutter-free. There is a useful downstairs W.C. which is ideal for guests aswell as everyday family use.

Moving up the stairs will bring you to the four bedrooms and the two bathrooms. All four bedrooms are generously proportioned, with bedroom one featuring an en suite shower room. The shower room features white tiling, a W.C., wash hand basin with vanity storage and a large walk-in shower cubicle. All four bedrooms benefit from built-in storage solutions in the form of fitted wardrobes. The three-piece family bathroom gives a tropical vibe with blue and white tiled accents, a W.C., wash hand basin with vanity storage and bathtub with overhead shower.

Moving to the rear of the property is the fully enclosed rear garden. The garden has been perfectly landscaped to feature both patio and gravel areas. The garden is easily accessible from both the dining room's French doors and the utility room's side door and provides an exquisite escape during the summer months. Beyond the garden are stunning views of the surrounding landscape.

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. Lochwinnoch also features a stunning golf course perfect for getting outdoors.

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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