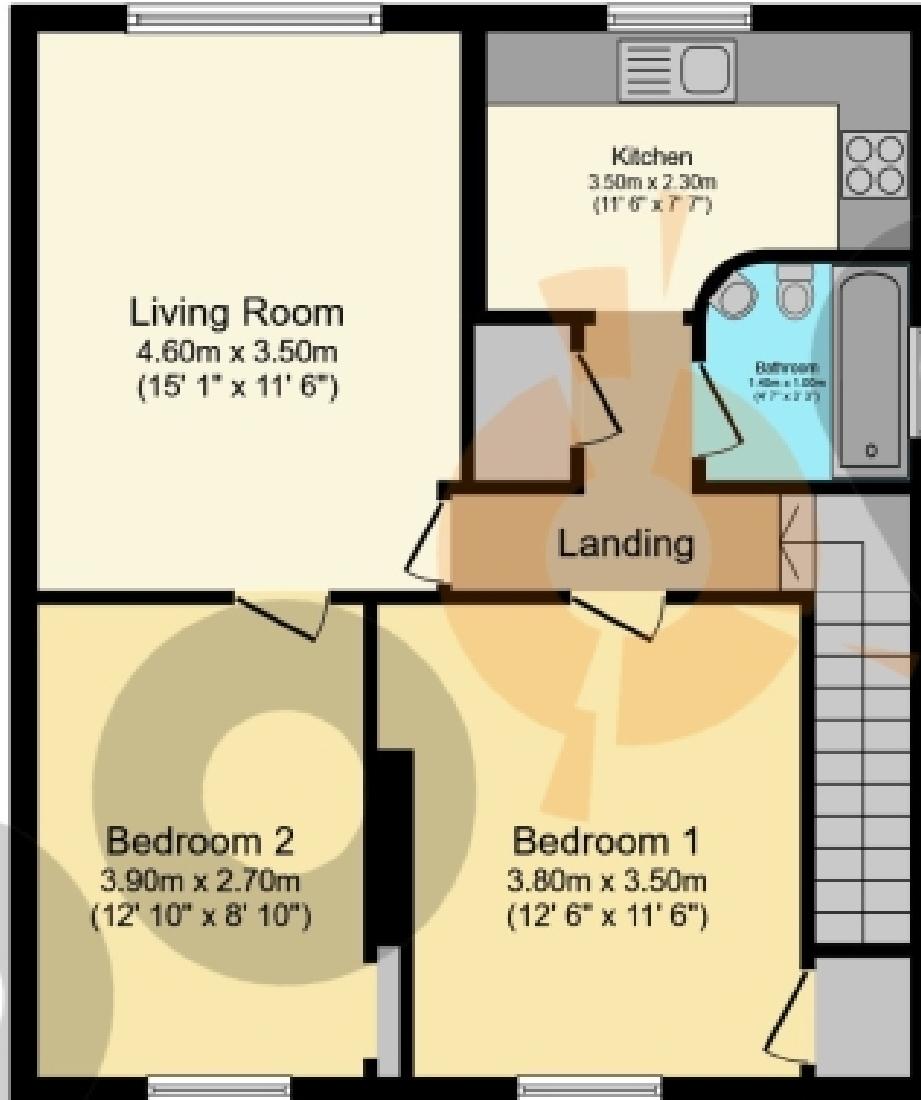




**19 Calderpark Street, Lochwinnoch**

**Offers Over £99,995**





**Floor Plan**

Floor area 61.9 sq.m. (666 sq.ft.)

Total floor area: 61.9 sq.m. (666 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](http://www.Propertybox.io)

## THE PROPERTY

\*PERFECT FIRST TIME PURCHASE OR BUY TO LET INVESTMENT \* GENEROUS DIMENSIONS THROUGHOUT \* MODERN KITCHEN \* NO ONWARD CHAIN \* EXTENSIVE PRIVATE LAWN & COMMUNAL AREAS \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. \*PLEASE NOTE AI HAS BEEN USED TO ENHANCE THIS PROPERTY LISTING \*

Welcome to No.19 Calderpark Street, a spacious upper cottage flat located in the highly-desirable Lochwinnoch locale. The property offers itself as a fantastic first-time purchase or buy to let investment with the added benefit of no onward chain.

Access to No.19 is via a private entrance and staircase leading to the upper level where you're greeted with a bright and inviting reception hallway, providing access to all rooms within the home. The family lounge is superbly spacious with masses of natural light through a large double glazed window.

The kitchen is fitted with an array of gloss cream base and wall-mounted cabinetry paired with butcher block countertops. The kitchen further benefits from a quality integrated four-ring gas cooker, electric oven and breakfasting bar alongside space for freestanding appliances where desired.

Within No.19 are two generously proportioned double bedrooms and a fully tiled three-piece bathroom comprising of a W.C., wash hand basin with vanity storage and bath with overhead shower. Completing the home internally is excellent in-built storage solutions in both Bedroom One and the hallway alongside a partially floored loft space for additional storage needs.

Moving to the back of the garden is the extensive private lawn with communal garden areas, predominantly laid to lawn with a drying green and decorative stone chipping area.

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 the 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, the city centre and further afield. Lochwinnoch also features a stunning golf course perfect for getting outdoors.

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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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