



# THE CHIMES

HOUSTON ROAD, LANGBANK

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4 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

**A charming, remodeled and extended four bedroom cottage with generous and mature gardens in this attractive village on the southern banks of the river Clyde.**

A unique detached home occupying an elevated position on the rural fringe of Langbank that is set within spacious private gardens. A gravel driveway provides parking for several vehicles with the mature gardens extending to the east of the house with an orchard, split level lawns, a sheltered patio area, ornamental pond and two external stores. There are partial views from the upper floor over the adjacent properties and rail line towards the river and the hills beyond.

The property benefits from an extension along the eastern gable that contains a spacious living and dining room with a vaulted ceiling incorporating four velux windows and full height windows overlooking the gardens. A large room on the first floor can be configured as a double bedroom or an additional public room. The large kitchen features traditional styled furniture with space for freestanding appliances. There is modern bath ware in the ensuite shower room, bathroom and wc.

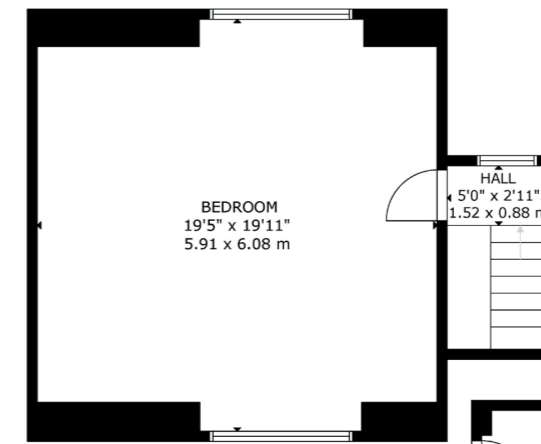
The specification includes a gas central heating system supplemented by a wood burning stove in the entertaining hallway and double glazing.

The broad reception and sitting area has a stair to the upper floor and features a wood burning stove. A study/cloakroom area leads to the utility room which provides access to the gardens. The western wing of the property contains two bedrooms both with fitted wardrobes and the family bathroom with a bath, separate shower area, wc and wash basin. An inner hall from the reception hall leads to the principal bedroom with a modern ensuite shower room. The large kitchen has access to the cloakroom/wc and entry to the stunning living and dining room. The upper floor contains a fourth double bedroom with views both inland and towards the river Clyde.

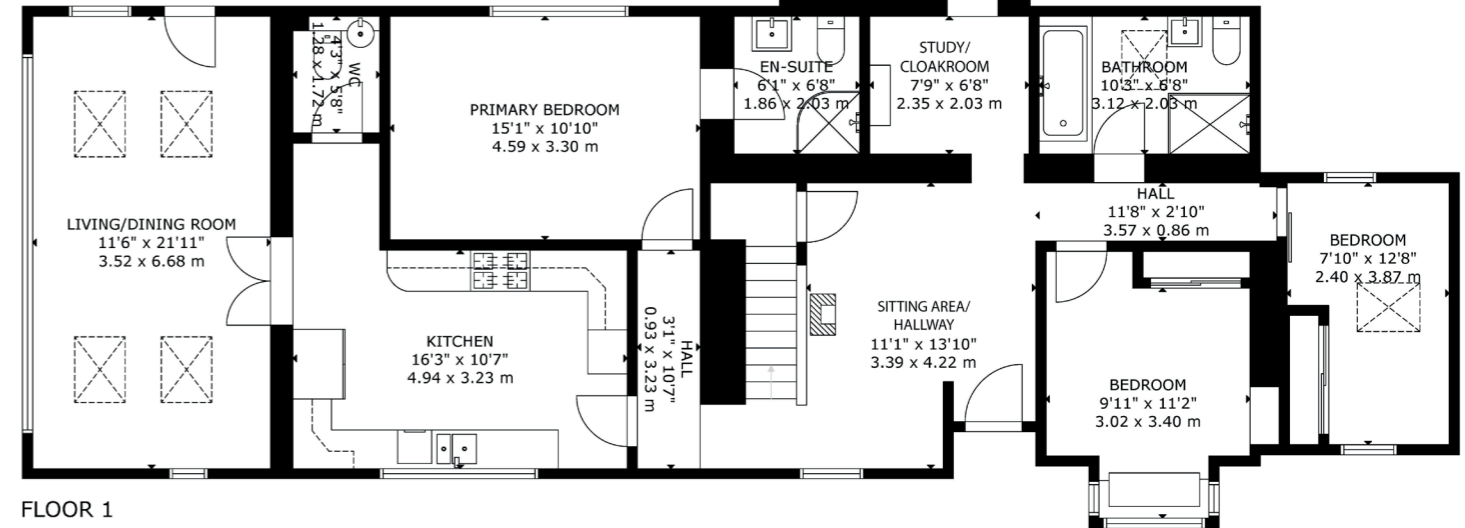
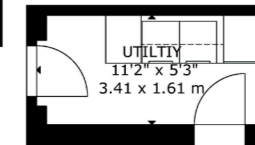








FLOOR 2



FLOOR 1

This property is nicely positioned for accessing all amenities within the village of Langbank including the railway station which allows for travel to Glasgow city centre in less than 30 minutes. The local primary school and village hall are also close by. Adjacent to Langbank sits the M8 motorway which allows for travel to Glasgow International Airport, INTU Retail Park and Glasgow city centre.

**BW2408** | Sat Nav: The Chimes, Houston Road, Langbank, PA14 6XT

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Bridge of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T: 01505 691 400

E: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)