



Hilton Mains, Station Road, Langbank, PA14 6YA

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Situation

Station Road enjoys easy access to the amenities of Langbank catering for day to day requirements and is within walking distance of Langbank Train Station which provides high speed commuting links to Glasgow and the Clyde Estuary. Langbank is within easy commuting distance is Glasgow International Airport, which lies some 11 miles from the property.

The village lies close to the M8 motorway, which provides first class links to the commercial centres Glasgow, Greenock and Paisley, and is approximately 3 miles from the Erskine Bridge which gives access to the Loch Lomond and the Trossachs National Park and some of the finest scenery in the UK.

Langbank Primary School, which has a good reputation, is nearby. Glasgow offers a selection of private schools including Glasgow and Kelvinside Academy, High School of Glasgow, Hutchesons' Grammar School and St Aloysius. St Columba's, the private school in Kilmacolm, is readily accessible from the property.

Braehead Shopping Complex, Retail Park and Leisure Complex is to be found within 11 miles of the property and the regenerated waterfront at Greenock offers a wealth of retail outlets. Sport and recreational pursuits are well catered for with two excellent marinas at Inverkip and Largs on the Clyde coast, a David Lloyd indoor tennis complex at Renfrew, and several local golf courses including Erskine Golf Course, Marr Hotel Golf and Spa Resort and Gleddoch House, which also has a hotel spa and leisure centre.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other equestrian pursuits.









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Property Description

Seldom available, three bedroom/three public room detached bungalow, requiring upgrading, located within this sought after pocket of Langbank, close to local amenities, shops and transport links.

The property now requires modernisation and upgrading and provides flexible accommodation, with great potential.

At present the accommodation comprises:

Ground floor: Reception Hall with storage and staircase to upper floor. Sitting room. Family room. Kitchen. Two double bedrooms. Bathroom and a study.

First floor: Bedroom three with views over the River Clyde and great storage.

A driveway providing off street parking for several cars, leads to an integrated garage. Cellar providing extensive storage

Private garden grounds, which would allow further development, subject to the relevant consents.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Renfrewshire Council
Band G

Fixtures & Fittings

Only items specifically mentioned in the sale
particulars are included in the sale price.

Energy Efficiency Rating

Band G

Local Authority

Renfrewshire Council
Tel: 0300 300 0330

Property Reference

3371

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Approx floor area: 204.8sq m (2204.13sq ft)

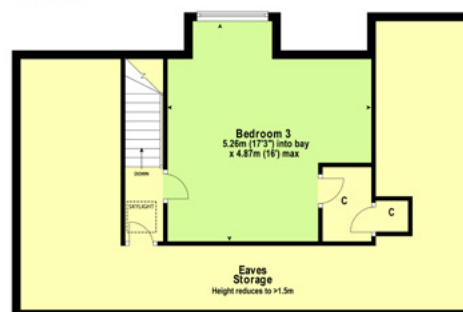
Garage: 22.7sq m (244.37sq ft)

TOTAL: 227.5sq m (2448.5sq ft)

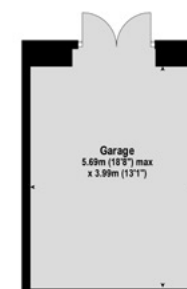
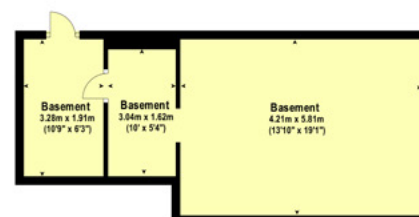
Ground Floor



First Floor



Basement



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.

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