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27 MIDDLEPENNY ROAD, LANGBANK, PA14 6XB

OFFERS OVER £585,000

C/TAX BAND: G

5 BEDROOM HOUSE - DETACHED

EPC BAND:E

A fine example of a Traditional DETACHED five Bedroomed family home, viewed as one of the most prestigious residential addresses in Langbank. Situated on a generous plot with exception uninterrupted views over the River Clyde and the hills of Loch Lomond and the Trossachs National Park.

On the ground floor there is three grand, sitting rooms with fine period features and high ceilings. These rooms benefits from feature fireplaces, and detailed cornicing throughout. A practical W/C is located under the stair well. The inviting Kitchen offers the perfect family-orientated space with a large central island and breakfast bar, placed conveniently for cooking and entertaining. The kitchen is bright and well-appointed, with beautiful double doors onto garden and ample space for a large dining table.

Utility room to rear of Kitchen with two Double Rooms and Family Bathroom above accessed from spiral staircases.

The upper floor is accessed from a traditional stair which has natural light from a double height stained glass/leaded window. The upper hall has entry to three double bedrooms and a modern family bathroom. The Principal Bedroom has stunning views, a walk-in wardrobe, fireplace, and a luxurious en suite bathroom containing a free standing bath, a spa corner shower, twin wash basins.

Externally, there is a patio to the front of the property, and a lined cellar store, a outbuilding to side and further patio area. To the rear, there is a substantial garden with beautiful lawn, raised patio area and a spacious seating area to the rear. This truly is a wonderful garden to embrace all year.

Formal Lounge
15'1" x 17'6" (4.60m x 5.35m)



Sitting Room
16'0" x 13'9" (4.90m x 4.20m)



W.C.
9'0" x 3'5" (2.75m x 1.05m)



Dining Room/ Lounge
18'0" x 15'7" (5.50m x 4.75m)



Utility Room
11'1" x 12'7" (3.40m x 3.85m)

Sitting Room/ Gym
11'9" x 13'1" (3.60m x 4.00m)

Principal Bedroom
16'0" x 14'3" (4.90m x 4.35m)

Ensuite Bathroom
10'9" x 10'7" (3.30m x 3.25m)

Bedroom 2
12'3" x 14'11" (3.75m x 4.55m)

Bedroom 3
12'3" x 14'5" (3.75m x 4.40m)

Bedroom 4
12'3" x 15'3" (3.75m x 4.65m)

Family Bathroom
10'9" x 5'2" (3.30m x 1.60m)

Bedroom 5
11'11" x 17'4" (3.65m x 5.30m)

Ensuite Bathroom
11'11" x 8'8" (3.65m x 2.65m)

IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems

and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



