



29
Douglas
Avenue

Langbank
Renfrewshire
PA14 6PE

Beautifully presented 4/5 bedroom villa

Formed over 3 levels with outstanding views



Scan Here!



4/5 BED



4 BATH + WC



1 BED 1 BATH

ENERGY



EPC RATING



LANGBANK

Local Area

Douglas Avenue 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, as well as other destinations. Adjacent to Langbank sits the M8 motorway which allows for travel in a westerly direction to Port Glasgow, Greenock and Gourock and, in an easterly direction, allows for access to Glasgow International Airport, Braehead Retail Park, Glasgow City Centre and all other destinations. The property is only walking distance from the popular 'Wheelhouse

Bar and Grill' and is well known to the locals of the village. Here you will find an extensive menu that meets everyone's taste and it also oozes quality and atmosphere throughout and has been designed to create feelings of intimacy, luxury and comfort. You will be greeted with a first class specification! Langbank has its own primary school, with secondary education, both private and state, available by bus at nearby Port Glasgow or Kilmalcolm. The University of West Scotland is also within easy reach by rail or car.



Local Area



Gleddoch Country House Hotel



Gleddoch Golf Course

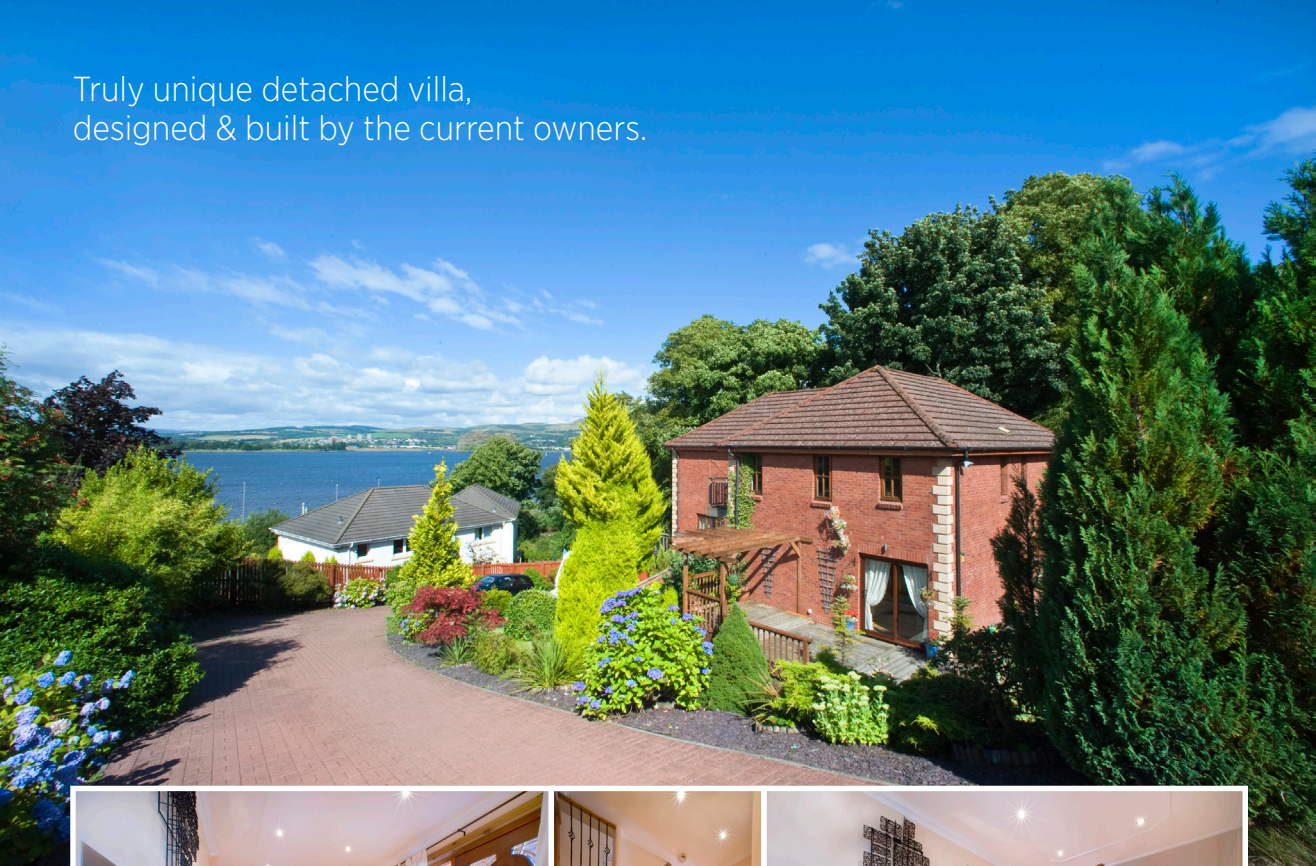


Wheelhouse Bar



29
Douglas Avenue

Truly unique detached villa,
designed & built by the current owners.

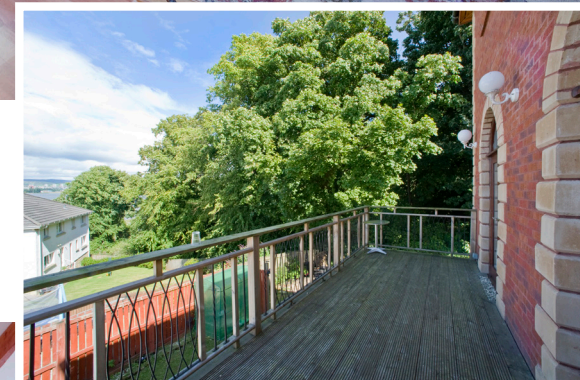


Part Exchange Available! We are delighted to bring to the market this truly unique detached villa which was designed and built by the current owners on an enviable plot boasting unrestricted views of the Firth of Clyde. The property offers extensive accommodation formed over three levels for those with a larger family or would be a spectacular acquisition to transform into a Bed & Breakfast! Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. The house

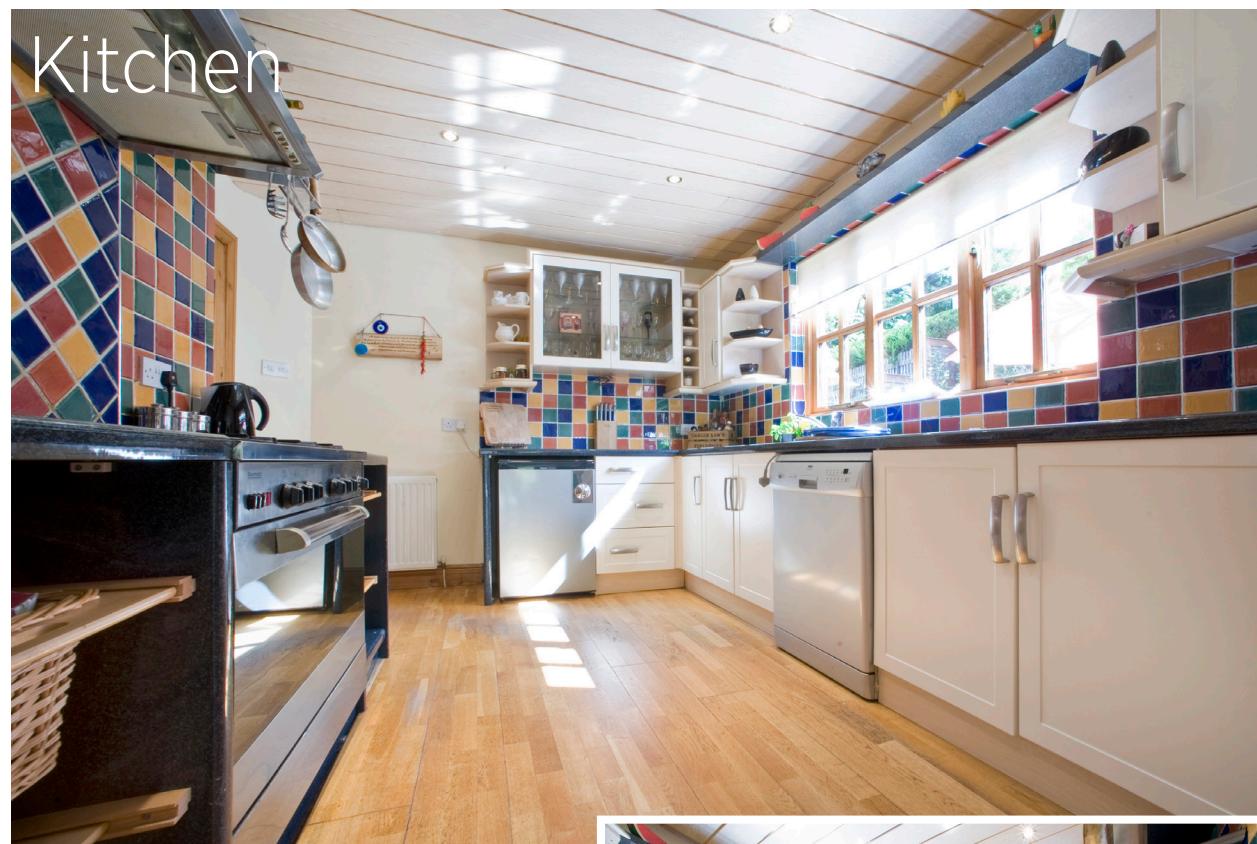
is approached via a large driveway offering space for a number of vehicles. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.



Family Room



Lounge Patio doors from this room allow access on to the decking area



The Interior

A family lounge has a range of furniture configurations and allows space for a table and chairs, for more informal gatherings and is conveniently located off the kitchen; it allows parents to 'keep an eye' on the kids whilst busying themselves in the kitchen! Patio doors from this room allow access on to the decking area with an interesting outlook.

The fully fitted kitchen has been beautifully fitted to include a quality range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. The kitchen further benefits from an integrated oven and a double 'Baumatic' cooker and hood. There is space for a dishwasher and fridge. Just off the kitchen you will find a handy utility room which is plumbed for washing machine, tumble dryer and small freezer. A beautifully modernised W.C which is fully tiled can also be found on this level.

The separate dining room has ample space for a dining table and chairs for more formal dining with friends and family. Stairs from this room lead down to a more formal lounge with a welcoming bar which is popular with older members of the family on 'party nights'. This zone is further enhanced by the french doors leading onto another area of decking which looks over the gardens.

A sweeping staircase leads to first floor level revealing an inviting hallway with access to all apartments on this level. Here you will find four substantial bedrooms, a study/office and a four piece family bathroom suite. The master en-suite bedroom is the last word in luxury with a fantastic dressing room for both 'his and her' clothes. Through a set of patio doors and onto the balcony you will find yourself capturing in the outstanding views of Ben Lomond. This zone would be the perfect place for your Sunday morning breakfast on a lovely summer's day.

Bedroom two has built in wardrobes and is further enhanced by the fantastic ensuite. Bedroom three has a range of furniture configurations and a 'snazzy' shower room which appeal to the teenagers and no doubt they will fight over who has this room! The study/'hot office' would be the ideal room for those who require working from home arrangements. A four piece family bathroom suite completes the impressive accommodation on this level.

The garden ground surrounding the property has been designed with entertaining and families in mind - a great spot in which to spend a lazy summer's day, enjoying the pleasant outlook. Many an evening has been spent in the garden enjoying good company and watching the kids enjoy themselves in the 'play area' and sand pit.





Master Bedroom



Studio Flat

The basement to this unique property can be accessed via a side entrance of the house and due to the size and advantages it has, it could be transformed into a variety of things such as additional living accommodation for elderly parents, a teenager's pad or a growing business for the professional purchasers. This zone comprises of an open plan lounge/kitchen with integrated oven, hob and hood and space for fridge freezer and washing machine and a decent sized room which could be used as a bedroom or 'relaxation' room.



Bathroom



En-suite
Bedroom 1



En-suite
Bedroom 2



En-suite
Bedroom 3



WC



APPROXIMATE DIMENSIONS
(Taken from the widest point)

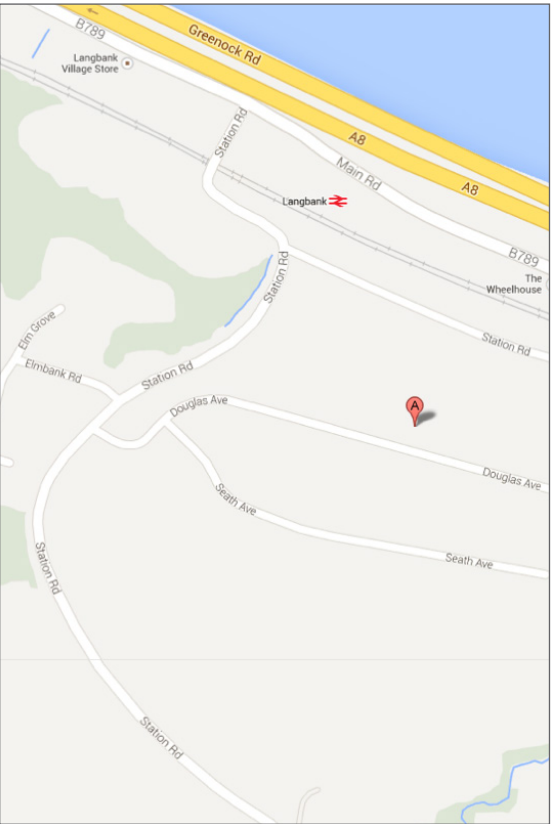
Lounge	6.34m (20'9") x 4.54m (14'11")
Dining Room	3.59m (11'9") x 3.46m (11'4")
Kitchen	3.97m (13') x 2.32m (7'7")
Family/Breakfast Room	4.3m (14'1") x 6.27m (20'7")
WC	2.29m (7'6") x 2.20m (7'3")
Utility	2.27m (7'5") x 3.40m (11'2")
Bedroom 1	6.28m (20'7") x 4.30m (14'1")
Dressing Room	2.56m (8'5") x 2.16m (7'1")
En-Suite	2.87m (9'5") x 2.69m (8'10")
Bedroom 2	3.95m (12'11") x 3.37m (11'1")
En-Suite	2.22m (7'3") x 1.50m (4'11")
Bedroom 3	4.40m (14'5") x 3.13m (10'3")
Bedroom 4	5.11m (16'9") x 3.10m (10'2")
Study	2.73m (8'11") x 2.10m (6'11")
Bathroom	2.82m (9'3") x 2.07m (6'9")

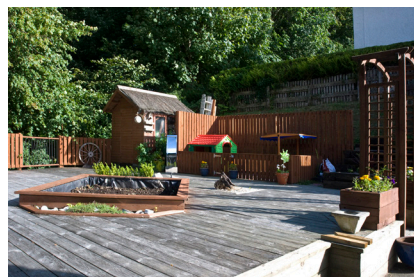
Seperate Studio Flat

Bedroom	3.37m (11'1") x 3.11m (10'2")
Kitchen/Living Room	4.88m (16') x 4.47m (14'8")
Bathroom	1.1m (3'7") x 1.83m (6')

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, light fixtures and fittings, kitchen appliances, wardrobes in bedroom two are negotiable.





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Text and description
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