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ESTATE AGENCY

26 Lochhead Avenue,
Lochwinnoch PA12 4AW

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This beautiful extended detached modern villa is set in a popular development in the village Lochwinnoch. The property was a 'Stirling' style built by Kier Homes and has been upgraded and extended to the rear offering a stylish home with tasteful décor and a welcoming family layout.

The front door formation opens to the reception hallway with carpeted stairwell to the upper level, the bay window lounge, a sitting room (formerly the garage) and a WC. The dining kitchen can also accommodate casual eating via a breakfast bar and is a fantastic family space. Off here is a separate utility room with door to the garden and a walk-in storage cupboard. From the dining area is a set of bi-fold doors leading to the fantastic sun room that has French doors also leading to the garden with windows on both elevations and a Velux window providing further natural light. On the upper level there are four bedrooms and a family bathroom.

The principal bedroom benefits from a contemporary en-suite shower room and double fitted wardrobes. Bedrooms two and three are also well proportioned double rooms with built in fitted wardrobes. The family bathroom has a feature corner bath and separate shower cubicle with WC and wash hand basin.

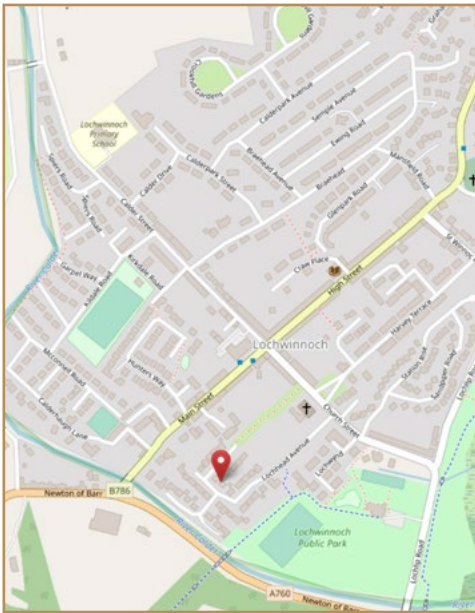
The property specification includes gas central heating, double glazing and a security alarm system.

Externally there is a double mono blocked driveway to the front with front lawn. At the rear there is an enclosed south west facing garden, landscaped with a blend of lawn, two separate patio areas (one of which is covered by a pergola style Upvc roof) all bordered by timber fencing.

The property is located in the conservation village of Lochwinnoch. The village of Lochwinnoch offers local amenities catering for day to day needs with an excellent primary school, good local pubs, restaurants, a direct rail link to Glasgow, a local golf course and a thriving community. Bridge of Weir and Kilmacolm (9 and 10 miles respectively) offer further amenities and local schooling. The highly acclaimed St Columba's School is in Kilmacolm and has both junior and senior schools.

Lochwinnoch is home to the Clyde & Muirshiel country park with inland sailing, windsurfing and water sport activities at Castle Semple. Part of the loch forms an RSPB reserve. Muirshiel Country Park has numerous woodland and open country walks and often has displays on rural activities.

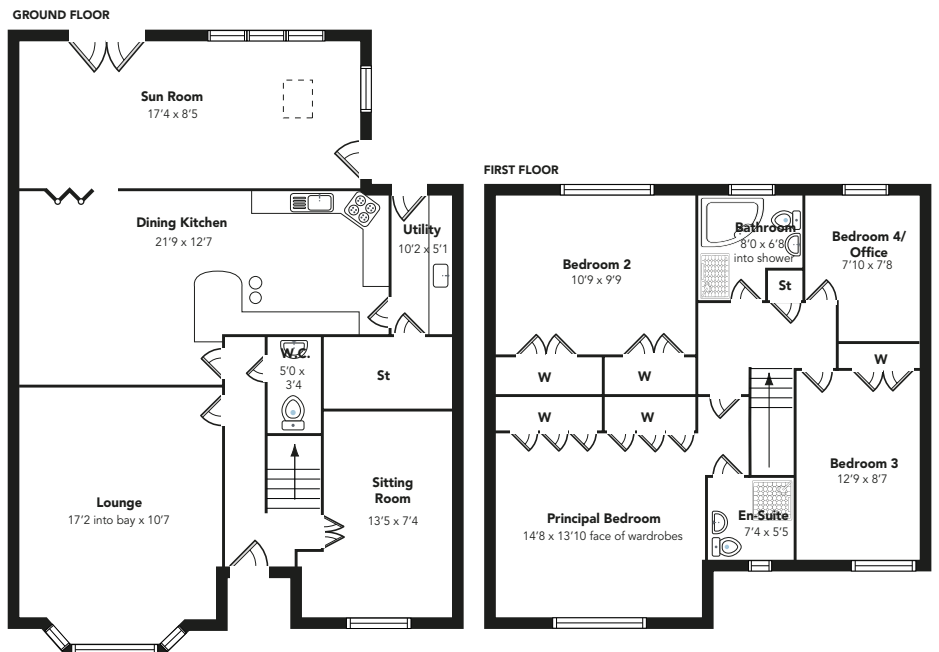




EPC rating
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Office
Bridge of Weir

disclaimer
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans

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