



**cochrandickie**  
ESTATE AGENCY

**Treetops**  
**Main Road,**  
Langbank PA14 6XP

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



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Situated in the heart of the village of Langbank is 'Treetops' a beautifully presented period upper villa benefiting from superb northerly views over the Firth of Clyde to the mountains of Argyll.

The accommodation comprises of a welcoming hallway with storage, front facing lounge with those wonderful views, three fantastically proportioned double bedrooms, (one of which currently doubles as a home office and dining room), kitchen with double doors off the hallway and the house bathroom.

Externally there is a double extra wide driveway providing off street parking and steps to the main door. There is lawn to the side and rear providing an elevated garden space that is easy to maintain.

The property benefits from gas central heating, double glazing, and for added piece of mind, re-wired in 2017 and re-roofed in 2018.

Langbank is a delightful village with a well respected Primary School. Public transport is via the railway station. The neighbouring countryside caters for a wide range of sporting/leisure activities including fishing, golf, shooting, sailing and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.







EPC rating

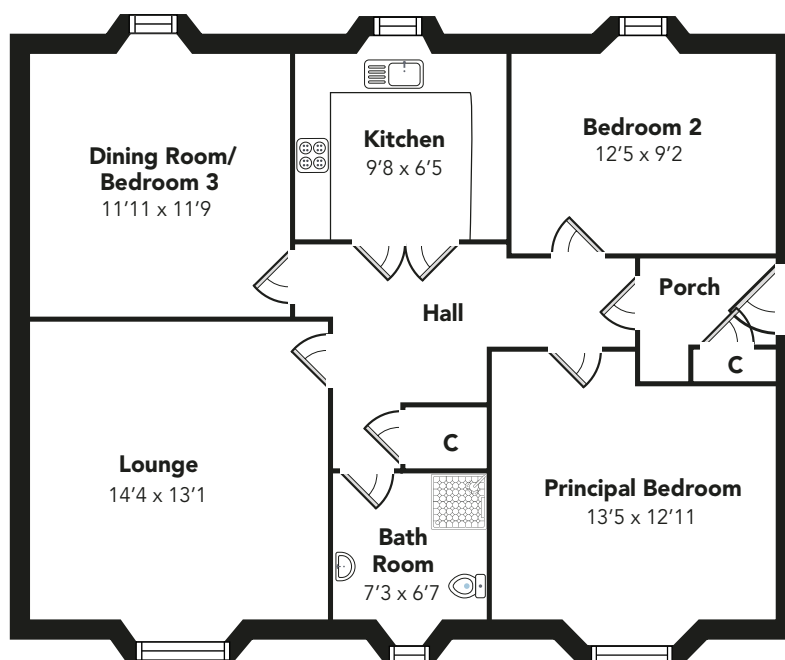
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Office

Paisley

#### 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

## Our Offices

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