



MONTGREENAN
PROPERTY GROUP



Laigh Wyllieland
Fenwick, KA3 6DA

Offers in excess of £550,000

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Laigh Wyllieland

Fenwick, KA3 6DA

A private countryside retreat 20 miles from Glasgow. Laigh Wyllieland is a charming property that offers a perfect blend of traditional character & modern comfort. Built in 1980 & set amidst stunning views of rolling hills & lush greenery, this property is a rare find for those seeking peace, privacy & natural beauty.

The house itself is a welcoming, luxurious & spacious family home. It's thoughtfully designed layout maximises the natural light & the picturesque countryside surroundings. The vast open-plan sitting dining area serves as the heart of the home, ideal for family gatherings or entertaining guests. It flows seamlessly into a gorgeous sunny conservatory which really brings the outdoors in. The beautiful country style kitchen diner has a useful utility room off & is fully fitted, making it a dream for anyone who enjoys cooking.

The home boasts several well-proportioned bedrooms, each offering plenty of space & natural light. The master suite is particularly impressive with its own dressing room & 5 piece en-suite bathroom.

Further accommodation boasts a bar, games room & sauna as well as a cosy snug room. The accommodation is extremely flexible & will be perfect for families looking for that all important "Forever Home".

The property extends to beautiful, well-maintained gardens that wrap around the home, offering plenty of space for





outdoor activities or simply enjoying the natural surroundings. A large, private driveway provides substantial parking & leads to an attached garage & stable offering additional storage &/or workshop space.

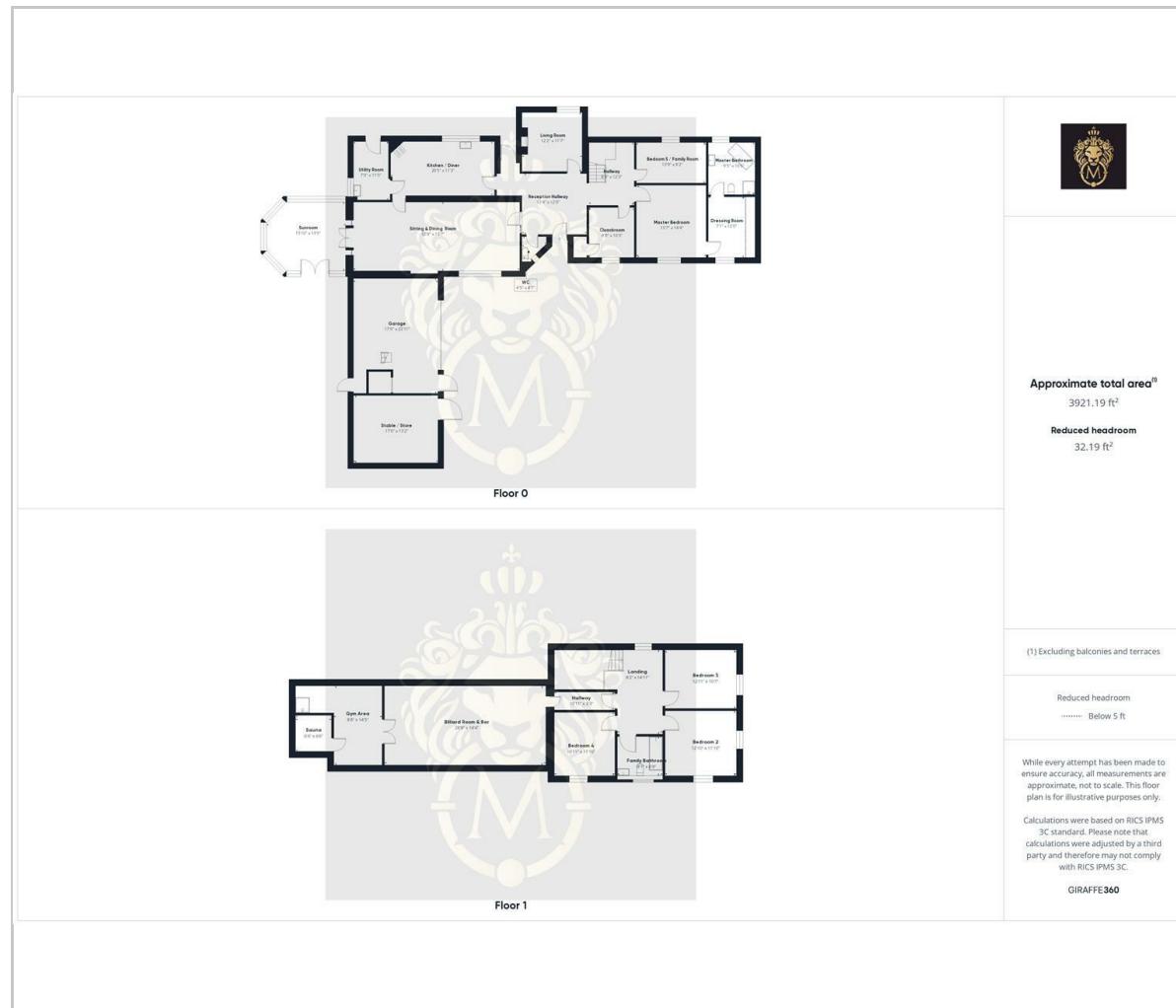
Laigh Wyllieland benefits from its peaceful location yet is just a short drive from Glasgow with its abundant amenities, ensuring the perfect balance of seclusion & convenience.

Whether you're looking to unwind in the countryside or explore the nearby walking, riding & cycling routes this property truly offers something for everyone.

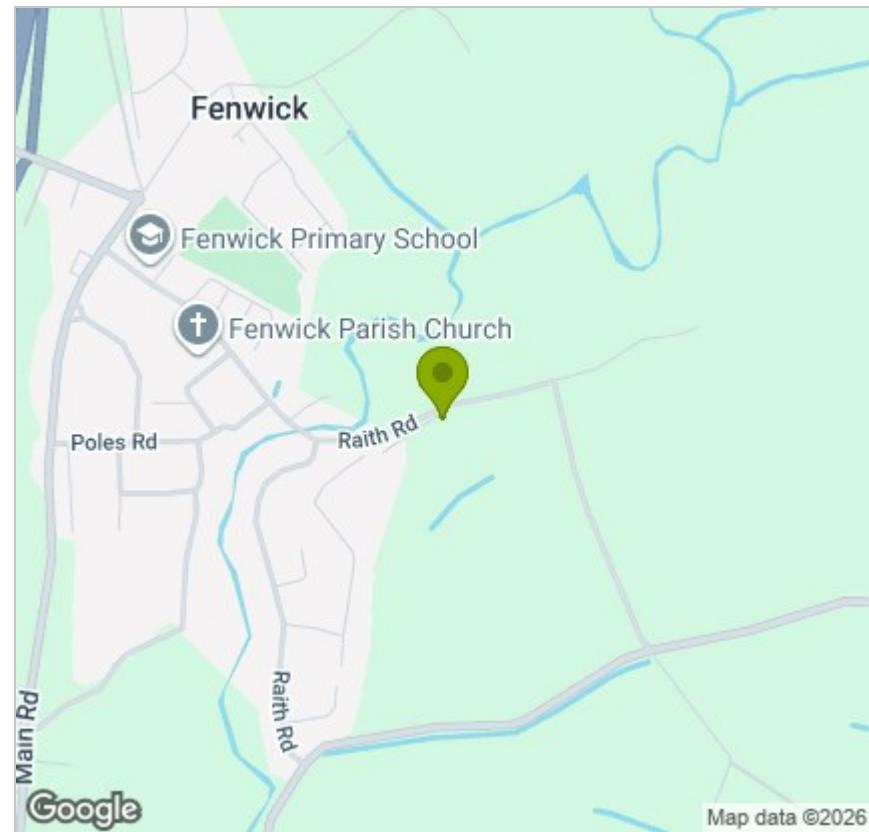
Laigh Wyllieland is an opportunity not to be missed!

Home Report Value £590,000.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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