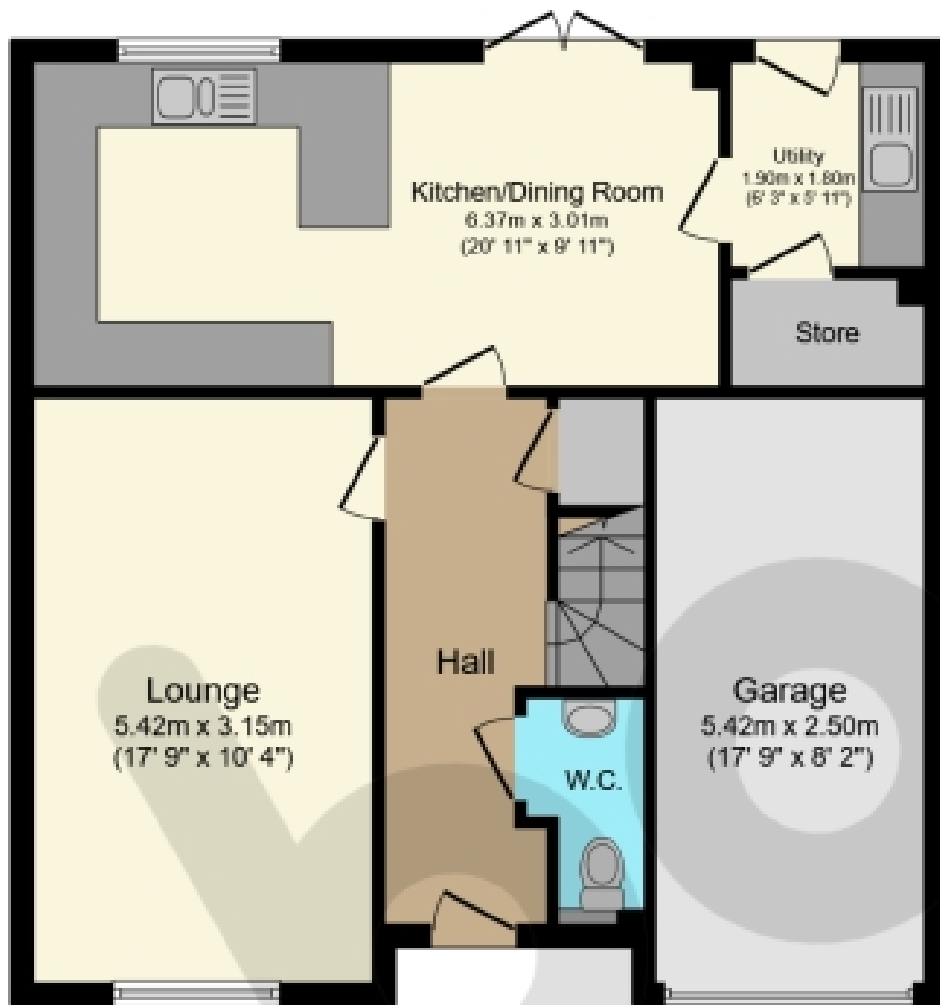




**Colville Crescent, Glengarnock**

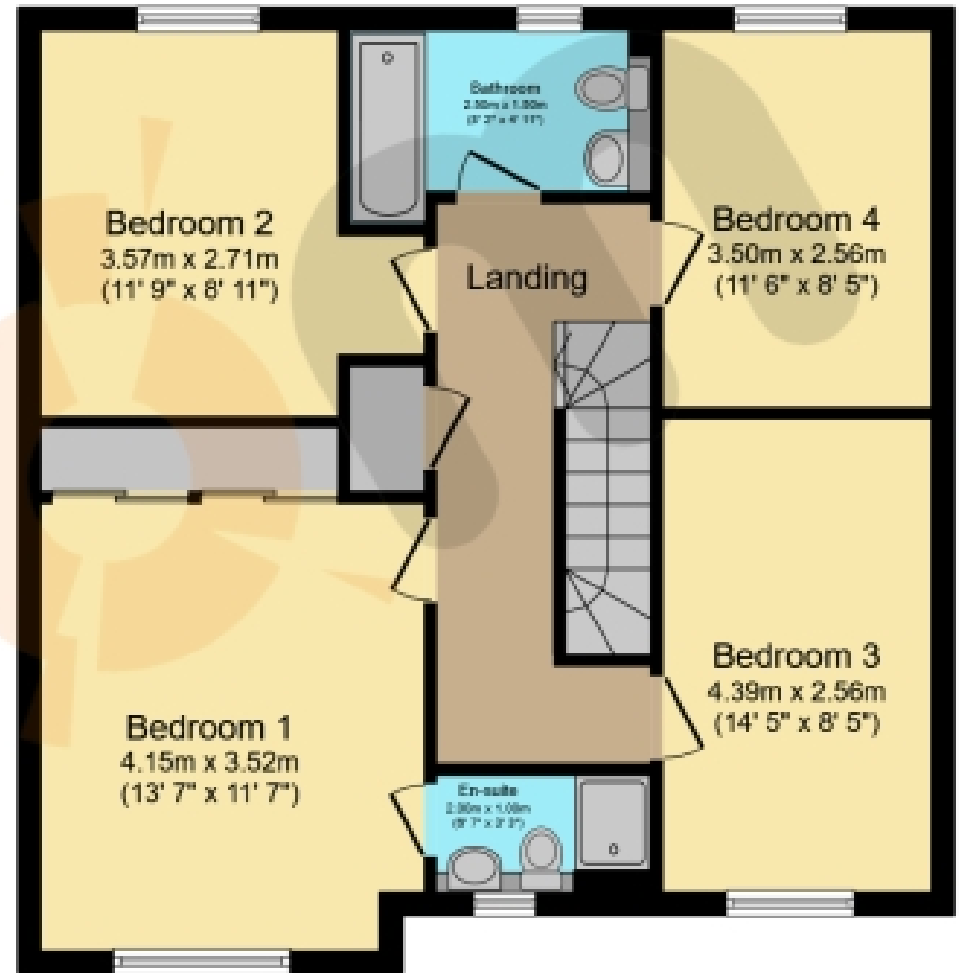
**Offers Over £290,000**





### Ground Floor

Floor area 69.1 sq.m. (744 sq.ft.)



### First Floor

Floor area 67.8 sq.m. (730 sq.ft.)

**Total floor area: 136.9 sq.m. (1,474 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* NEW COMPETITIVE ASKING PRICE \*\*** Envidable position within the development. Fabulous DETACHED VILLA just a short walk to Glengarnock train station. FOUR GENEROUS BEDROOMS, INTEGRAL GARAGE, FAMILY FRIENDLY with playpark. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Boom is delighted to present this exceptional family home, located within the highly sought-after Barony Gate development by Bellway. Ideally positioned within walking distance of Garnock Community Campus and Glengarnock Train Station, the property offers convenient access to Glasgow City Centre in under 30 minutes.

This beautifully maintained home impresses from the outset, featuring a multi-car monoblock driveway with EV charging point, manicured lawn and an integral garage leading to the main entrance. Upon entering, you are welcomed by a bright and inviting reception hallway, which provides access to the spacious family lounge. Decorated in cool, contemporary tones, the lounge offers a relaxing and stylish space to unwind.

The modern dining kitchen is both elegant and functional, showcasing sleek matte base and wall-mounted cabinetry complemented by Silestone worktops. It is well-equipped with a range of high-quality integrated appliances, including a five-ring gas hob, oven, fridge freezer, and dishwasher. A charming breakfast bar and generous dining area make it perfect for both everyday living and entertaining. The adjoining utility room adds further practicality, while a pristine W.C. completes the ground floor.

On the upper level, there are four well-proportioned double bedrooms. The principal bedroom benefits from excellent built-in storage and a stylish en-suite shower room, adding a touch of luxury. A contemporary three-piece family bathroom, comprising a W.C., wash hand basin, and bath with overhead shower, completes the internal accommodation.

Externally, the rear garden is designed for low maintenance and enjoyment, featuring a sociable patio area and a well-kept lawn, ideal for family living. The space is fully enclosed with timber fencing, providing both privacy and security.

Glengarnock has a host of great local close by, including a health centre and well-known supermarket. The property is also within the catchment area for Garnock Community Campus which combines nursery, primary and secondary education alongside a leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are literally on the doorstep and a regular bus service will have you in Glasgow City Centre in under 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale and no guarantees are given. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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