



0/2 9 SAINT WINNOC ROAD, LOCHWINNOCH

2 BED 1 BATH 1 PUBLIC

0/2, 9 St Winnoc Road, Lochwinnoch is well presented traditional ground floor flat set within a handsome blonde sandstone tenement block, ideally positioned for ease of access to all local amenities within the village. The property is presented in good internal order, benefiting from fresh decoration and new carpeting and will appeal to a wide range of purchasers including first time buyers, investors and those seeking a convenient commuter base. Lochwinnoch is a popular and attractive village offering local shops, cafes, schooling and excellent transport links, with regular rail services providing direct access to Glasgow and surrounding areas, making it ideal for commuting while enjoying a more rural setting.

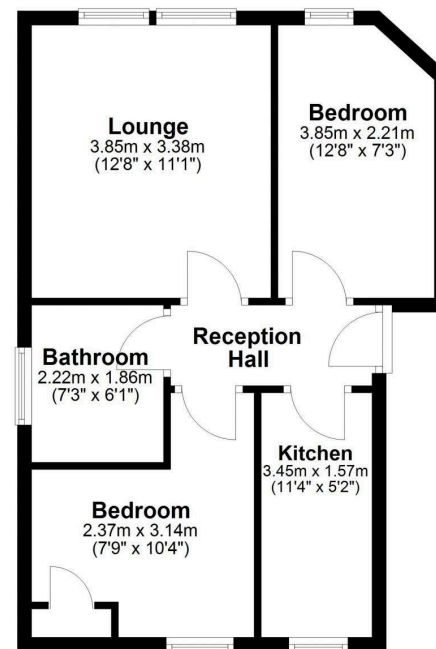
In more detail the property is entered via a communal entrance hallway which gives access to a reception hall. The reception hall leads to a bright and spacious front facing lounge. The kitchen is fitted with a range of wall and base mounted units with integrated appliances to include a ceramic hob, oven and extractor. The kitchen is plumbed for a washing machine with a freestanding fridge freezer, which may be included in the sale. The bathroom is fitted with a three-piece suite comprising WC, wash hand basin and bath with over bath thermostatic shower. There are two bedrooms, one positioned to the front and one to the rear of the property. The main bedroom to the rear has built in wardrobe storage.

Externally, the flat benefits from an area of private garden ground to the rear together with access to a communal drying green. Further features include gas central heating and double glazing.

ENERGY RATING: D

COUNCIL TAX: B

Ground Floor



Total area: approx. 44.6 sq. metres (480.2 sq. feet)
9 St Winnoc Road, Lochwinnoch



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. 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 mains 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.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



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