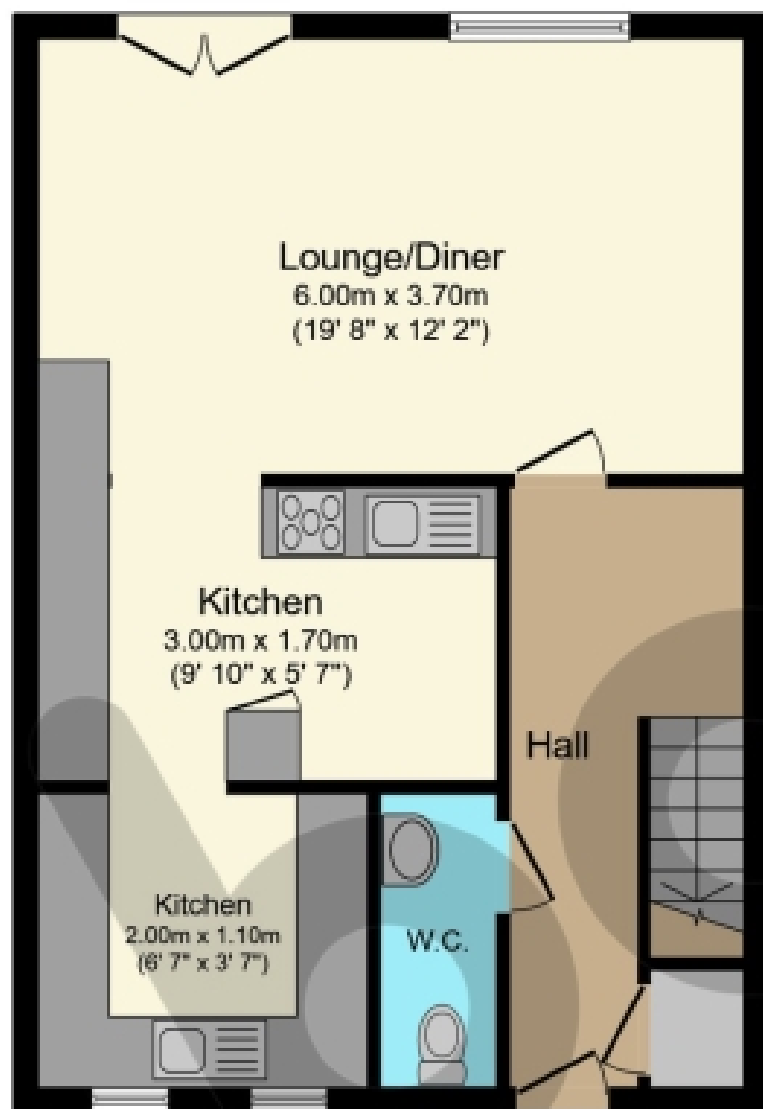




Gleddoch Wynd, Langbank

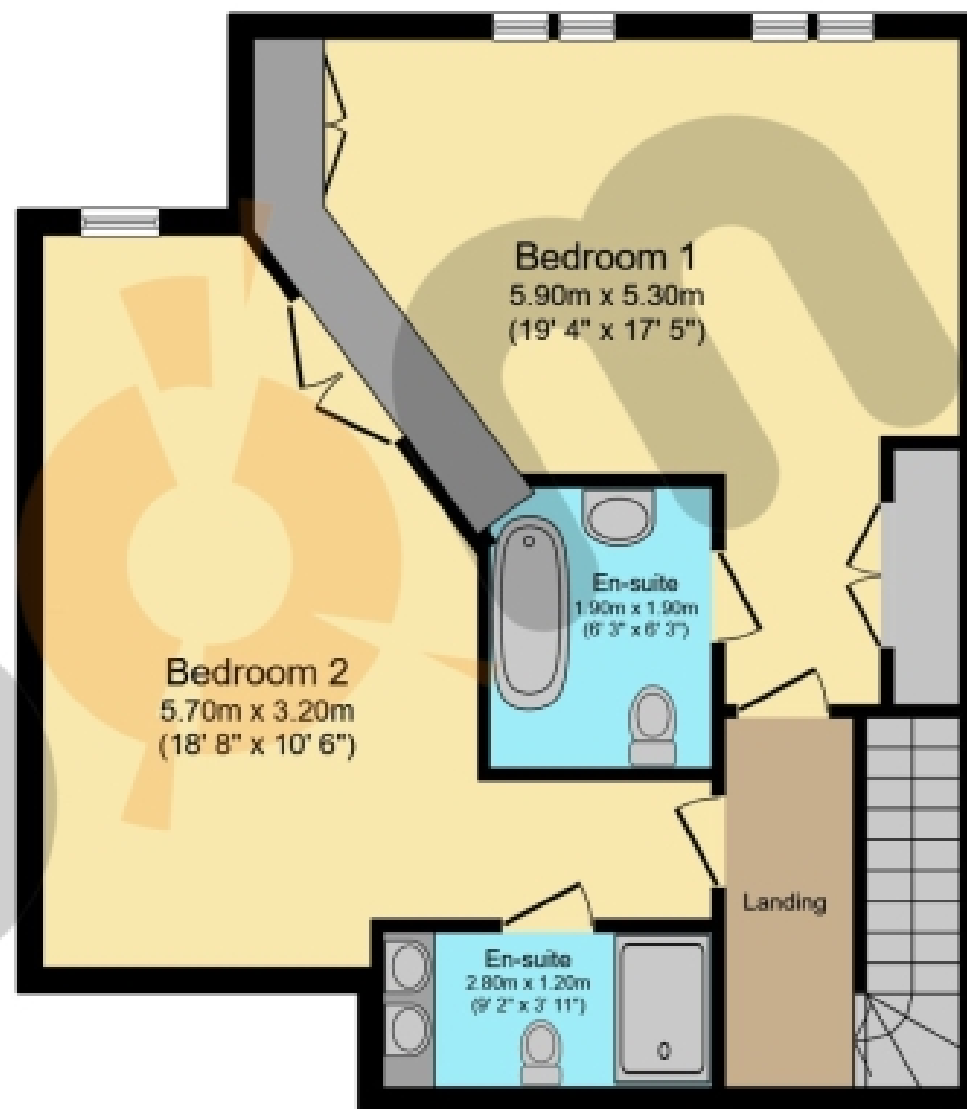
Offers Over £320,000





Ground Floor

Floor area 53.4 sq.m. (575 sq.ft.)



First Floor

Floor area 63.5 sq.m. (683 sq.ft.)

Total floor area: 116.9 sq.m. (1,258 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

THE PROPERTY

Located on the outskirts of the highly sought-after village of Langbank, Gleddoch Wynd offers a rare opportunity to acquire a truly walk-in condition family home set within the prestigious Gleddoch grounds. This impressive villa enjoys panoramic views over the River Clyde and is conveniently situated just a short drive from amenities, schooling and excellent local transport links including the Langbank Train Station and Glasgow Airport.

The property shares an entrance driveway with the infamous Gleddoch Golf & Spa Resort, creating a sense of luxury, with impressive stone pillars welcoming you onto the grounds. Immaculately maintained grounds surround the estate, with ample parking for both residents and their visitors alongside a designated garage.

Upon entering the home, you are greeted with a warm and welcoming hallway beckoning you towards the lounge and dining area in the first instance. Designer high-top radiators and oak effect flooring create an immediate sense of luxury, flowing seamlessly from the dining area into the lounge for a flexible and stylish open-plan living space. Chic French doors open onto the north-facing garden, where uninterrupted views create a truly captivating outdoor space; the perfect spot for enjoying a morning coffee.

Nolte hardwood kitchen units have been pre-built in Germany to arrive as one solid piece with a plethora of wall and base mounted units alongside quality integrated appliances including a highline double oven and microwave. White Tuscany marble worktops from Rocca enhances the kitchen by adding both style and function with contrasting matte navy cabinetry. A hidden door accesses a well-appointed utility room, providing additional storage, workspace and room for freestanding appliances where desired.

Completing the ground level is a large cupboard hall for additional storage, and an immaculate W.C. Designed with ombre letterbox tiles, a colour matched radiator and the famous Timerous Beastie wallpaper, this little room really has big personality.

Climbing the stairs with the solid wood balustrade brings you to the upper level. Both double bedrooms within the home are impressive in size and hold fabulous in-built wardrobes, the rooms boast large windows perfectly framing the Clyde and the surrounding landscape for magnificent, uninterrupted views.

The Master Bedroom benefits from a contemporary En-Suite Bathroom featuring tasteful tiling, a modern freestanding bath, and a wash hand basin with vanity storage. Bedroom Two also enjoys its own en-suite shower room, complete with a walk-in shower, twin sinks atop a vanity unit, and touch-sensitive lighting to choose warm or cool tones. Both bathrooms are fitted with luxurious underfloor heating.

Langbank offers local amenities and a train station located less than a mile from the property and Glasgow Airport just a 15-minute drive, making this an ideal home for commuters. Langbank Primary School is also close by, adding to the appeal for growing families.

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. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com