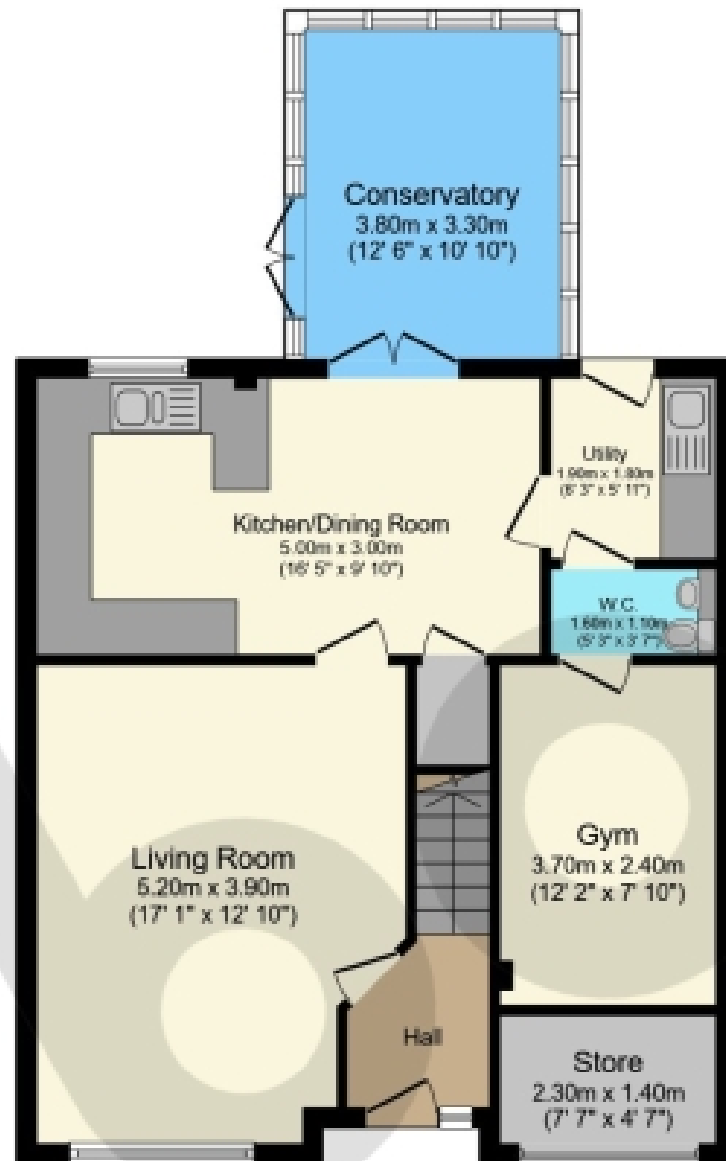




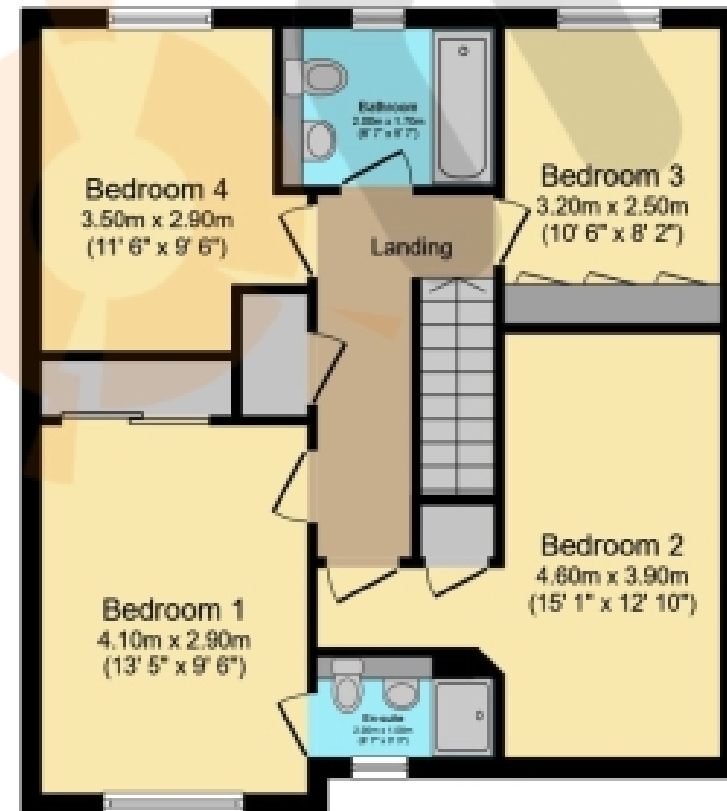
Colville Crescent, Glengarnock

Offers Over £310,000





Ground Floor



First Floor

Total floor area: 130.3 sq.m. (1,403 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

Welcome to Colville Crescent and this beautifully presented four-bedroom detached villa, combining generous family accommodation with a stylish contemporary interior. From the striking entrance hallway and bright living spaces to the impressive sunroom and gym with sauna, this superb home offers a thoughtful balance of everyday comfort and space to unwind.

To the front, a generous monoblock driveway provides parking for multiple vehicles, while a neatly maintained lawn and planted borders compliment the exterior. The entrance leads into a welcoming reception hallway, where decorative wall panelling introduces the contemporary styling throughout the home.

The generously proportioned lounge offers a bright and comfortable setting for family life, with a large front-facing window, soft neutral décor and pale flooring to create a fresh, cohesive finish. Glazed internal doors connect the living space with the dining kitchen.

The stylish dining kitchen forms an excellent hub for everyday living and entertaining. High-gloss white cabinetry provides a wealth of storage, complemented by marble effect worktops and coordinated flooring. The adjoining dining area comfortably accommodates a family dining table. A built-in double oven, gas hob, fridge, freezer, dishwasher and extractor fan add to the practical appeal of this well-appointed space.

A separate utility area provides further worktop space and room for laundry appliances, helping to keep the main kitchen clear and organised.

Accessed from the dining kitchen, the impressive sunroom provides a further welcoming living space with views across the rear garden, with extensive glazing, roof windows and an angled ceiling.

The former garage has been thoughtfully converted into a gym, creating a distinctive addition to the family home. Contemporary wall finishes and herringbone-effect flooring provide a stylish backdrop, while the sauna offers a dedicated space to relax after a workout. This versatile room enhances the home's appeal for buyers seeking additional space for fitness or hobbies. A portion of the garage has been kept original so there is storage space. The sauna and gym equipment can be included in the sale by separate negotiation.

A conveniently positioned ground-floor W.C. completes this level, featuring a wash hand basin, contemporary wall finishes and a wall-hung toilet.

Ascending the staircase brings you to the upper landing, which provides access to four generously proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room adds further convenience, with a shower enclosure, wash hand basin and W.C., finished with contemporary textured wall detailing.

The remaining bedrooms demonstrate the versatility of the accommodation, currently arranged as a stylish dressing room with extensive fitted storage and a separate snug with fitted media cabinetry. These spaces offer scope for additional bedrooms, a home office or hobby room, depending on individual requirements.

The family bathroom completes the upper accommodation, with coordinated light-coloured finishes, a wash hand basin and W.C.

The beautifully landscaped rear garden offers an inviting extension of the living space. Fully enclosed by timber fencing, it combines a neatly presented central lawn with generous, paved patio areas, providing a choice of settings for outdoor dining and relaxation. Decorative planting and established shrubs add colour and interest, while a garden shed provides useful external storage.

Glengarnock has a host of great local amenities closeby, including a health centre and well-known supermarket. The property is also within the catchment area for the 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 train service will have you in Glasgow City Centre in under 30 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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.

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