



Grahams Avenue, Lochwinnoch

Offers Over £345,000





Ground Floor



First Floor

Total floor area: 138.3 sq.m. (1,488 sq.ft.)

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THE PROPERTY

Situated within the picturesque village of Lochwinnoch, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideal for growing families. With a welcoming lounge with log burner, separate dining room, well-appointed breakfasting kitchen and principal bedroom with en-suite facilities, the property combines comfortable and luxurious living with everyday practicality. Please contact Boom now to arrange your viewing.

Occupying an attractive position on Grahams Avenue, this detached family home makes a welcoming first impression. A generous driveway provides off-street parking for multiple vehicles and leads to the integral garage, while a neatly maintained front lawn complements the property's exterior. The front entrance leads into the home's inviting accommodation.

The spacious family lounge offers a comfortable setting for relaxing and spending time together. A large front-facing window welcomes natural light, while the striking feature wall has a fabulous log burner with timber mantel; creating a lovely warmth aswell as an appealing focal point. Soft carpeting adds warmth, and the room provides ample space for a range of furniture configurations. A wide opening connects the lounge to the adjoining dining room, creating a sociable flow between the two living spaces.

The dining area comfortably accommodates a family dining table and additional furniture, making it equally suited to everyday meals and entertaining guests. French doors open onto the rear garden, bringing natural light into the room and providing a lovely connection with the outdoor space.

The well-appointed kitchen features an extensive range of oak-fronted base and wall-mounted cabinetry, complemented by contrasting dark worktops and matching splashbacks. Generous preparation surfaces and plentiful cupboard space offer everyday practicality, while a stainless-steel sink sits beneath a large window. A breakfast bar provides a convenient spot for casual dining, with space for freestanding appliances and light tiled flooring completing the room.

A convenient ground-floor W.C. comprises a wash hand basin and a toilet, complemented by a chrome heated towel rail.

Upstairs, the property offers four bedrooms, providing flexible accommodation for family living. The principal bedroom is attractively presented, with a decorative feature wall, soft carpeting and mirrored fitted wardrobes offering excellent storage. This room further benefits from an en-suite shower room comprising a glazed shower enclosure, wash hand basin with vanity storage and W.C.

The remaining three bedrooms offer comfortable spaces for family, guests or home working, with scope to arrange furniture to suit individual requirements. Mirrored fitted storage is also visible in the second and fourth bedroom, adding to the home's practical appeal.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with overhead shower and shower screen, wash hand basin and W.C. Coordinating wall and floor tiling creates a bright and easily maintained space.

To the rear, the established garden is arranged over rising terraces, with steps and pathways leading through a variety of mature shrubs and planted borders. The layout makes it very low maintenance while the upper section enjoys far-reaching views over the surrounding area towards the countryside beyond. This outdoor space provides an attractive backdrop to the home, with opportunities for sitting out and enjoying the elevated outlook.

This property further benefits from gas central heating and double glazing throughout.

Lochwinnoch is a popular Renfrewshire village offering an appealing blend of countryside living and everyday convenience. Residents enjoy scenic surroundings, local shops and amenities, excellent walking and outdoor opportunities, while regular transport links provide straightforward access to Paisley, Glasgow and surrounding areas.

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www.thepropertyboom.com

Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com