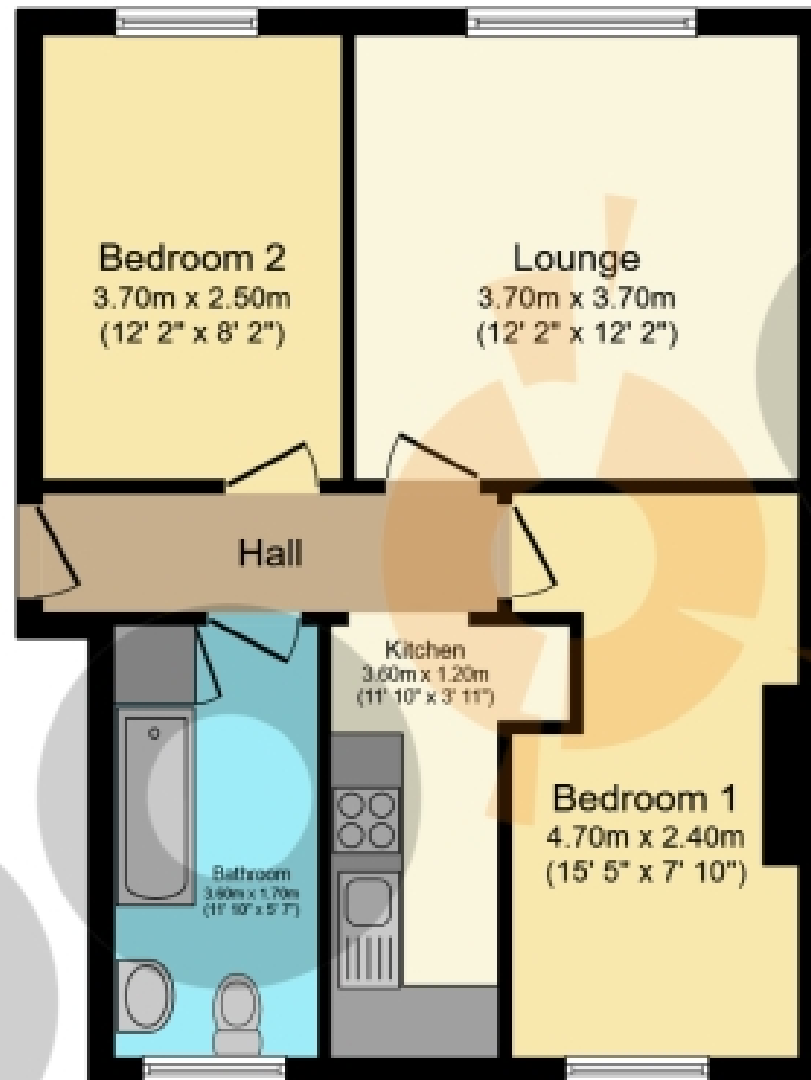




35 Church Street, Lochwinnoch

Offers Over £83,000





Floor Plan

Floor area 51.3 m² (553 sq.ft.)

TOTAL: 51.3 m² (553 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

**** CHARMING PERIOD FEATURES ** HIGHLY SOUGHT-AFTER LOCALE ** SHORT WALK TO CASTLE SEMPLE COUNTRY PARK & LOCHWINNOCH TRAIN STATION ** PRIVATE & COMMUNAL GARDEN SPACE ** FANTASTIC FIRST-TIME PURCHASE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Flat 0/1 at No. 35 High Street and this charming ground floor apartment offering spacious accommodation and traditional features, within the sought-after village of Lochwinnoch.

Externally to the front, there is a low-maintenance, private front garden which is predominantly laid to lawn for minimal upkeep. Entrance to the property is the communal close and a secure entry door provides access to the apartment where we are welcomed into the inviting reception hallway, providing access to all rooms.

The lounge is spacious in size with and has been tastefully decorated with contemporary tones and traditional features include ornate cornicing. The impressive dimensions allow ample space for a dining table and chairs, making it the perfect spot to spend quality time with family.

The kitchen has been upgraded in a contemporary style with sleek white wall and base cabinetry and butcherblock effect worksurfaces paired with complimentary wood effect flooring. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, and there is a free-standing washing machine which will also be included within the sale. Two generously proportioned bedrooms are housed within the property, which have both been decorated in similar neutral tones. Completing the internal accommodation is a three-piece bathroom suite comprising of shower-over-bath, w.c. and wash-hand-basin.

The rear gardens benefit from a communal drying green as well as privately sectioned areas.

Gas-central heating and double glazing can be found throughout, providing a delightful warmth throughout the home.

Located in Lochwinnoch, the property benefits from a blend of rural charm and community spirit. Nestled by Castle Semple Loch and surrounded by rolling countryside, it's a haven for outdoor enthusiasts with abundant opportunities for walking, cycling, and water sports. The village boasts a warm, welcoming atmosphere, with local shops, cafes, and a rich history reflected in its architecture and heritage sites. Despite its peaceful setting, Lochwinnoch enjoys excellent transport links by both train and bus, making it an ideal spot for commuters seeking tranquillity within easy reach of nearby towns and Glasgow.

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.

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