



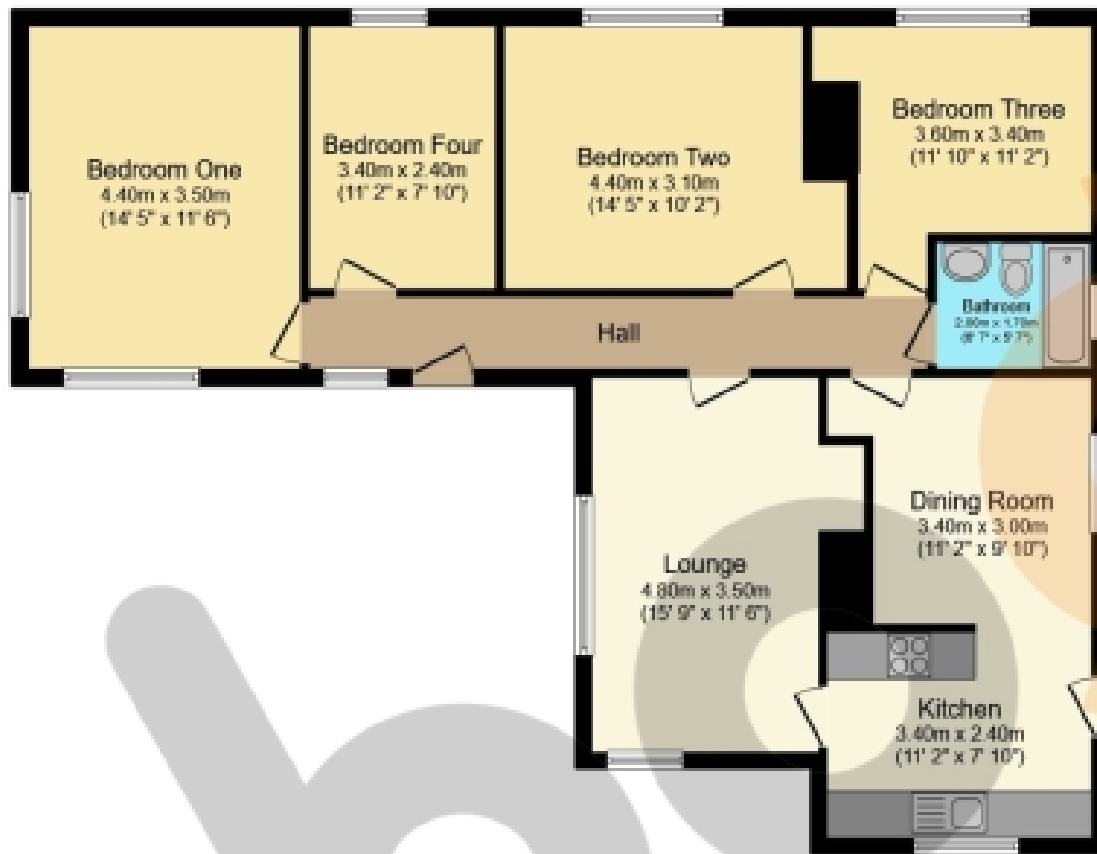
**3 Market Hill Holdings, Lochwinnoch**

**Offers Over £300,000**



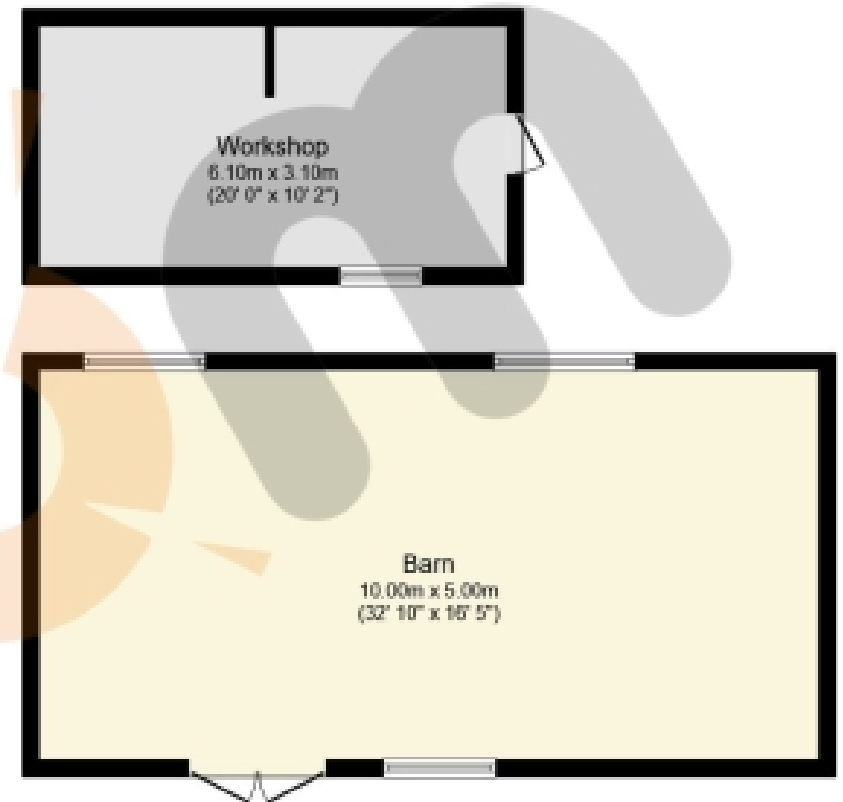






## Floor Plan

Floor area 95.2 m<sup>2</sup> (1,024 sq.ft.)



## Outbuilding

Floor area 68.6 m<sup>2</sup> (738 sq.ft.)

**TOTAL: 163.8 m<sup>2</sup> (1,763 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\* SELDOM AVAILABLE, TRADITIONAL SMALL HOLDING \*\* STUNNING COUNTRYSIDE SURROUNDINGS \*\* IMPRESSIVE BARN & ADDITIONAL WORKSHOP INCLUDED WITHIN SALE \*\* SEPARATE DINING ROOM \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 3 Market Hill Holdings and this seldom available, traditional small holding, placed within a desirable and rural location. This property is sure to appeal to a wide range of buyers and boasts splendid views of the stunning Renfrewshire countryside.

To the front of the property is a large multi-car driveway, offering optimum safety and convenience. Internally, you'll gain access in the first instance to the spacious family lounge. The soft neutral décor pairs well with wood-effect flooring, and the focal point fireplace provides a delightful warmth during the winter months.

The fitted kitchen features a host of wall and base mounted cabinetry with contrasting worksurfaces, and there is ample space for free-standing appliances where desired. The dining room just off the kitchen is convenient for entertaining guests and creating memories.

Within the home, you'll find four generously proportioned bedrooms, offering flexible accommodation. Bedroom Three has the added convenience of a walk-in corner shower. Completing the interior is a three-piece family bathroom, comprising of a bath, w.c., and wash hand basin.

To the rear is a low-maintenance garden, with a paved area and feature wildlife pond. There are two useful garden sheds, offering excellent storage solutions. Also included within the sale is an impressive barn and additional workshop.

Lochwinnoch is a picturesque village with great local amenities and schooling. Castle Semple Loch is nearby and offers various water sports and wildlife opportunities. There is beautiful countryside and scenic walks at nearby Clyde Muirshiel Regional Park. Lochwinnoch also benefits from superb local transport links. Park & Ride facility is just a short drive away and the A737 offers road links to Glasgow Airport, city centre and further afield.

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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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