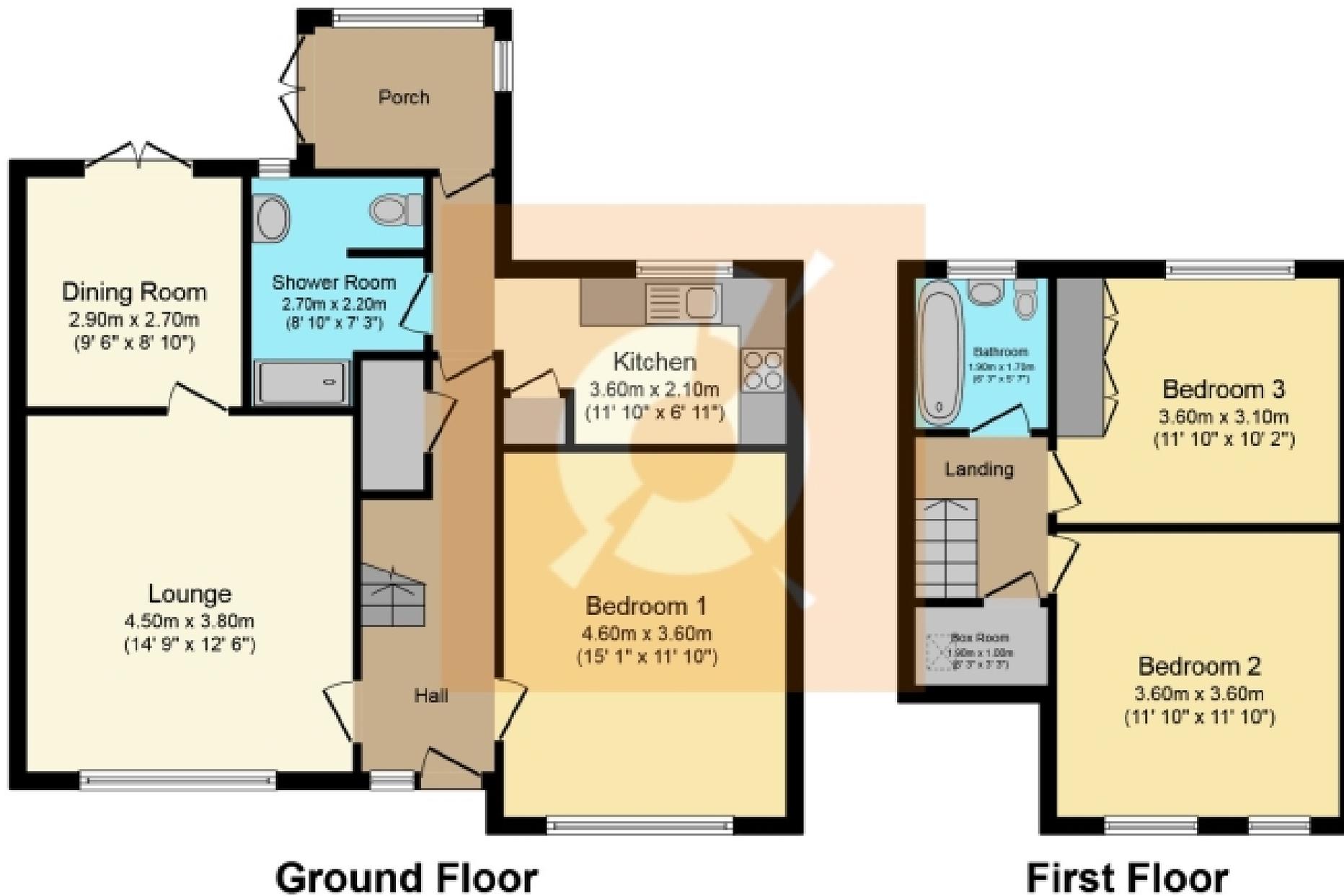




1 Semple Avenue, Lochwinnoch

Offers Over £225,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

SELDOM-AVAILABLE FAMILY HOME * BEAUTIFULLY LANDSCAPED FRONT & REAR GARDENS * THREE DOUBLE BEDROOMS * STUNNING COUNTRYSIDE SCENERY * DESIRABLE VILLAGE LOCALE Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Nestled in the heart of the highly sought-after village of Lochwinnoch, No.1 Semple Avenue presents a rarely available end-of-terrace family home. This charming property offers flexible living space, enjoys beautiful countryside views, and is conveniently located within walking distance of a wide range of local amenities, eateries, schools, and public transport links.

No stone has been left unturned in the presentation of this home, and it shows from the very first step. Tiered gardens and porcelain tiled steps lead you to the front door. Upon entering, you're welcomed by a warm and inviting entrance hallway, tastefully decorated and finished with oak-effect flooring that flows seamlessly into the family lounge; it truly is a credit to our clients discerning taste.

The lounge continues the soft, neutral décor and complimented by a large, double-glazed window that frames breathtaking countryside view to enjoy from the comfort of your sofa. Just off the lounge is a charming dining room that offers flexible living space, complete with chic French doors opening out to the rear garden-ideal for entertaining during the warmer months.

The well-appointed kitchen provides plenty of storage via the wood-effect base and wall mounted cabinetry paired with pristine quartz worksurfaces providing an efficient workspace.

Situated on the ground level is Bedroom One, a spacious double that boasts fantastic built-in storage facilities. A unique character fireplace provides a stunning centrepiece to the room and gives the room a warm and relaxing feel.

Completing the ground level is a fully tiled shower room, comprising of a W.C., wash-hand basin and walk in shower.

Into the upper level are Bedrooms Two and Three, both generously proportioned double bedrooms also benefiting from plenty of built-in storage facilities. Completing the home internally is the family bathroom, fully tiled and comprising of a w.c, wash-hand basin and a bathtub with overhead shower. There is also additional fabulous walk-in eaves storage.

The rear of the home is a true highlight-beautifully landscaped and designed for the whole family to enjoy. Whether you're organising tools in the potting shed, soaking up the sunshine on the decking, or sharing a family meal on the patio during the summer months, this garden caters to every occasion. The property also benefits from a driveway and garage with electrics that can accommodate EV charging, adding both convenience and practicality.

Ideally located within Lochwinnoch, this fabulous family home is close to a whole host of local amenities and primary Schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. A short drive to local public transport links makes this property ideally situated for members of the whole family.

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.

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