



**30 Braehead, Lochwinnoch**

**Offers Over £289,995**





**Total floor area: 151.0 sq.m. (1,625 sq.ft.)**

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## THE PROPERTY

\*DESIRABLE FAMILY HOME \*GENEROUS DIMENSIONS & FLEXIBLE LIVING \*MULTICAR DRIVEWAY & INTEGRAL GARAGE \* BEAUTIFULLY MANICURED GARDENS \* SOUGHT-AFTER VILLAGE LOCALE \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 30 Braehead, a rarely available detached home situated in the sought-after village of Lochwinnoch. This desirable family home is close by to a wide range of local amenities, schools, excellent public transport links, and beautiful countryside walks right on your doorstep.

To the front of the property is an extensive multi-car driveway and an integral garage, leading to the welcoming front entrance. The generously proportioned family lounge offers space for dining and relaxing with two large picture windows that flood the space with natural light paired with soft, neutral décor.

Off the lounge is a well-appointed kitchen, holding ample wall and base oak-effect cabinetry with contrasting marble-effect countertops. The kitchen further benefits from quality integrated appliances including four ring gas cooker, oven and dishwasher. Impressive dimensions allow for further dining space for all the family to enjoy. Completing the ground level is a W.C. which is perfectly elegant in all its simplicity.

Into the upper level are four generous double bedrooms, each offering excellent built-in storage and versatile living space. Bedroom One boasts its own en-suite shower room, while Bedroom Two enjoys private access to the family bathroom, fitted with a bathtub and overhead shower, W.C., and wash hand basin. Bedrooms Three and Four are equally bright and spacious, each benefiting from a dual aspect window formation that enhances the natural light.

To the rear of No.30, the extensive garden is beautifully maintained with both manicured lawn and sociable patio area. The garden is fully enclosed and the perfect space for both children and pets alike.

The property further gains from gas central heating and double glazing throughout.

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. Lochwinnoch also features a stunning golf course perfect for getting outdoors.

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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