



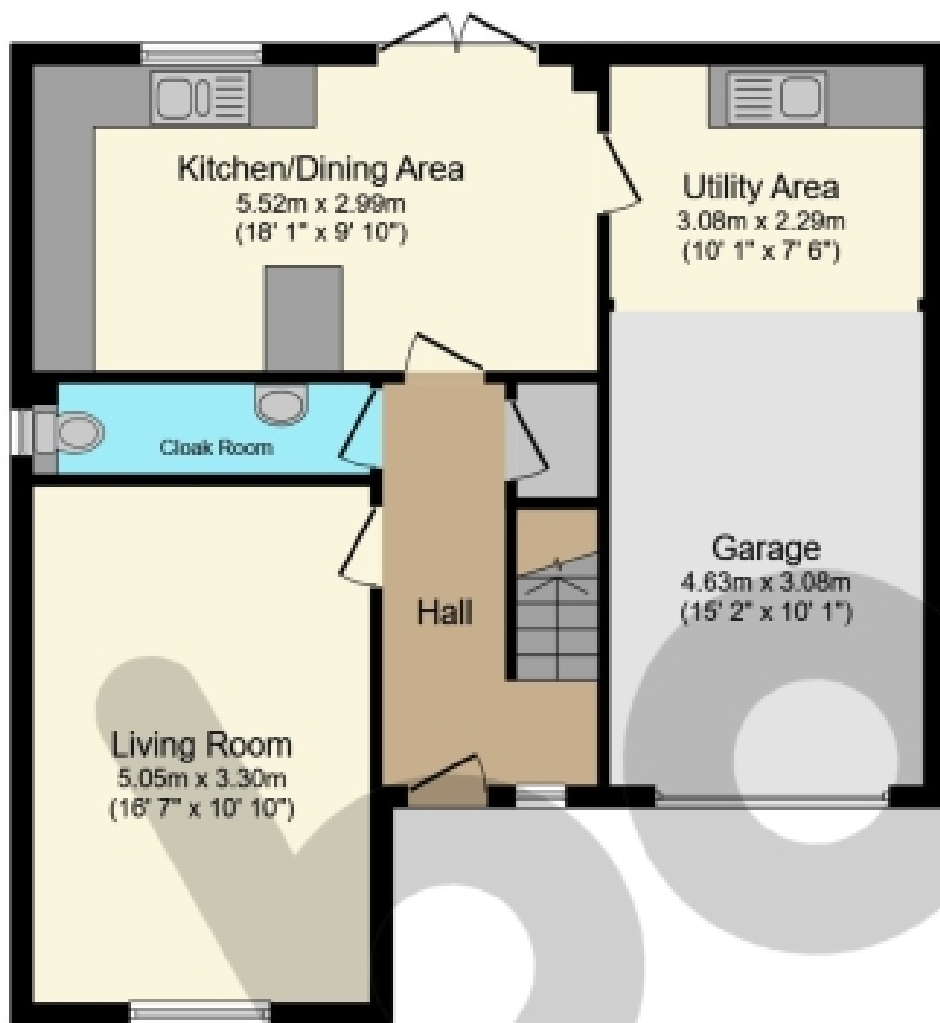
**Colville Crescent, Glengarnock**

**Offers Over £279,995**









### Ground Floor

Floor area 68.1 sq.m. (733 sq.ft.)



### First Floor

Floor area 68.1 sq.m. (733 sq.ft.)

Total floor area: 136.2 sq.m. (1,466 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

Located within the family friendly Barony Gate development in Glengarnock, Colville Crescent presents an impressive, detached villa in true turnkey condition. This contemporary family home is perfectly situated within walking distance of Garnock Community Campus and Glengarnock Train Station; providing easy access to Glasgow City Centre in under 30 minutes.

This stunning property is meticulously maintained from the outside in, with a multicar monoblock driveway, manicured lawn section and integral garage leading to the entrance. You're welcomed into the home through a bright and inviting reception hallway providing access to the lounge in the first instance. The stylish family lounge is neutrally decorated for a warming space to relax and unwind.

The contemporary dining kitchen boasts sleek, matte base and wall-mounted cabinetry paired with granite effect countertops for an elegant and efficient workspace. The kitchen benefits from a range of quality integrated appliances including a five-ring gas cooker, oven, fridge freezer, dishwasher and wine cooler alongside a delightful breakfasting bar and plentiful dining space to enjoy an evening meal with family. Integral access from the kitchen into the garage offers a convenient utility area, providing extra storage and useful workspace as well as integrated washer/dryer. Completing the ground level is a pristine W.C.

Into the upper level are four well-proportioned double bedrooms with Bedroom One boasting excellent built-in storage and an en-suite shower room, adding a touch of luxury to everyday living. Completing this impressive home internally is a three-piece contemporary family bathroom featuring a W.C., wash hand basin and bath with overhead shower

The rear garden is fabulously low-maintenance and features a sociable patio and synthetic lawn space, great for the whole family. Wooden fencing surrounding the garden provides plenty of privacy and security.

Glengarnock has a host of great local close by, including a health centre and well-known supermarket. The property is also within the catchment area for Garnock Community Campus which combines nursery, primary and secondary education alongside a leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are literally on the doorstep and a regular bus service will have you in Glasgow City Centre in under 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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