



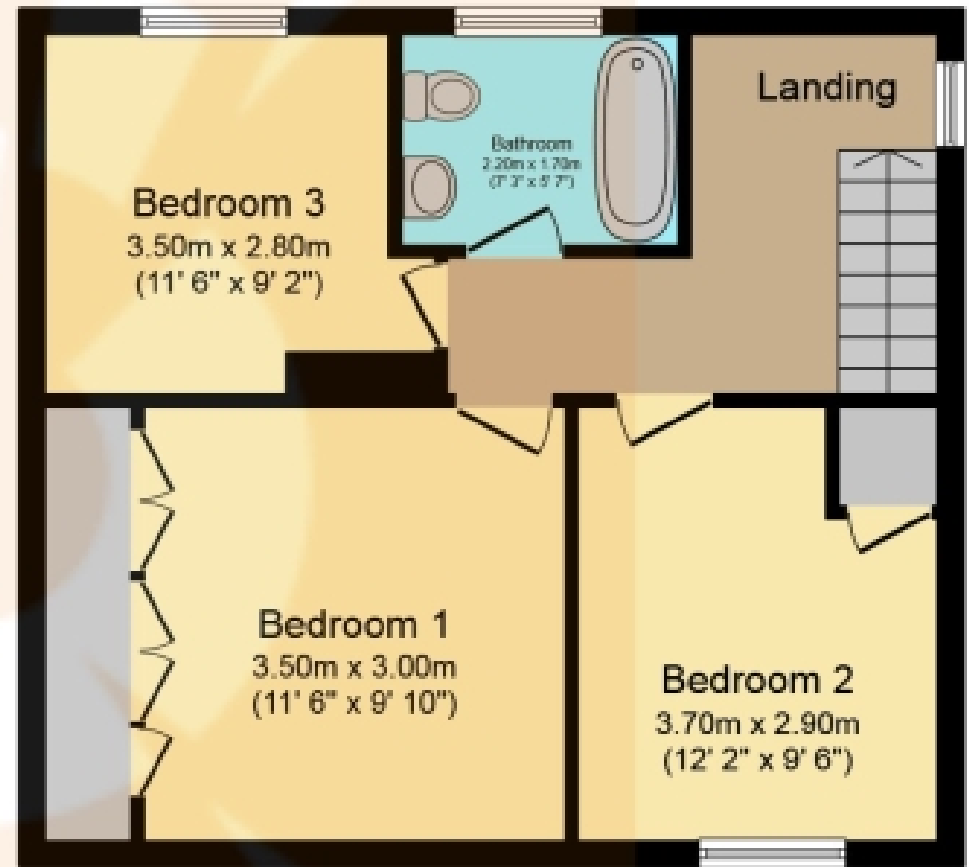
**11 Braehead Avenue, Lochwinnoch**

**Offers Over £169,995**





**Ground Floor**



**First Floor**

Total floor area 93.6 sq.m. (1,007 sq.ft.) approx

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

## THE PROPERTY

**\*\* TRUE WALK IN CONDITION FAMILY HOME \*\* CONTEMPORARY KITCHEN & BATHROOM \*\* EXTENSIVE REAR GARDEN \*\* MONOBLOC DRIVEWAY \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to 11 Braehead Avenue, a stunning three-bedroom semi-detached home located within a highly sought-after Lochwinnoch locale. This property is immaculately presented throughout, boasting a host of modern upgrades, stylish décor and spacious living areas making for an ideal, truly walk-in condition family home.

Upon entering the property, you are immediately greeted by a bright and spacious entrance hallway. The decor palette is stylish and inviting, with warm wooden flooring that flows seamlessly into the lounge. The lounge itself is a chic and generously sized space, thoughtfully designed with a modern touch. The focal point of the room is an electric log burner effect fire, providing both warmth and ambiance.=

A glazed door leads you through to the ultra-modern dining/kitchen area, which is a showpiece of contemporary design. It features an array of grey wall and base units with contrasting white quartz worktops, accentuated by spotlight fixtures and stylish floor and wall tiled surrounds. This space is further equipped with a range of high-quality integrated appliances including a child-friendly induction hob with extractor hood and double oven. There is further free-standing space for a washing machine, dishwasher, American style fridge/freezer and drinks fridge. Additionally, there is ample room for dining, making it the perfect hub for the entire family to meet and enjoy meals.

Ascending to the upper level, you'll discover three generously proportioned bedrooms, each adorned with luxurious decor and providing ample storage facilities. These rooms are designed to provide both comfort and style, offering versatile living options for families or individuals alike. The bathroom is a sanctuary of relaxation. Fully tiled with a timelessly fashionable neutral decor palette, it features a suite comprising a w.c., countertop wash-hand sink, a sleek chrome towel rail, built-in storage shelving, and a bath with a shower overhead.

Stepping outside, the property continues to impress. To the rear, you'll find a remarkably spacious garden, predominantly laid to lawn, and adorned with eye-catching shrubbery. Additionally, there's a sociable patio area, perfect for outdoor dining and entertaining. This generous outdoor space is ideal for families, pets, and gardening enthusiasts. To the front of the property, a monobloc driveway provides desirable off-street parking, ensuring convenience and security for your vehicles.

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.

We strongly urge an early viewing to avoid disappointment as this fabulous accommodation will not be on the market for long! 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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