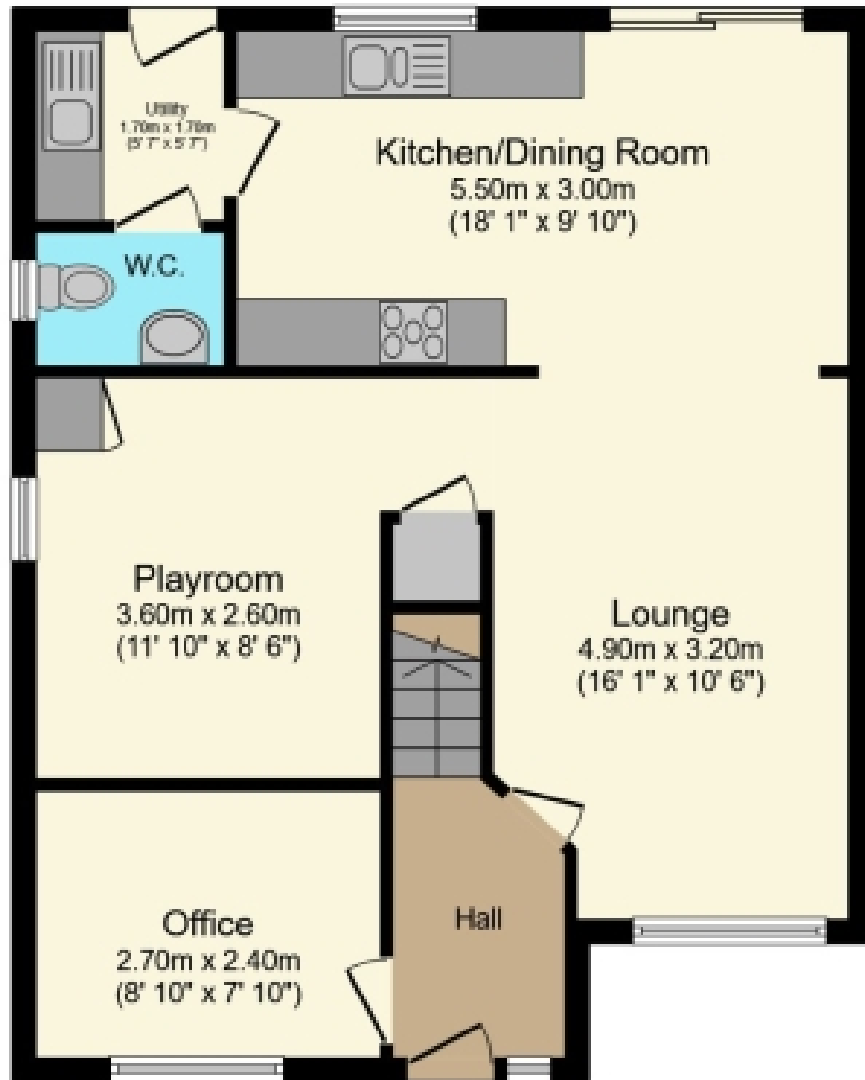




16 Silverbirch Wynd, Port Glasgow

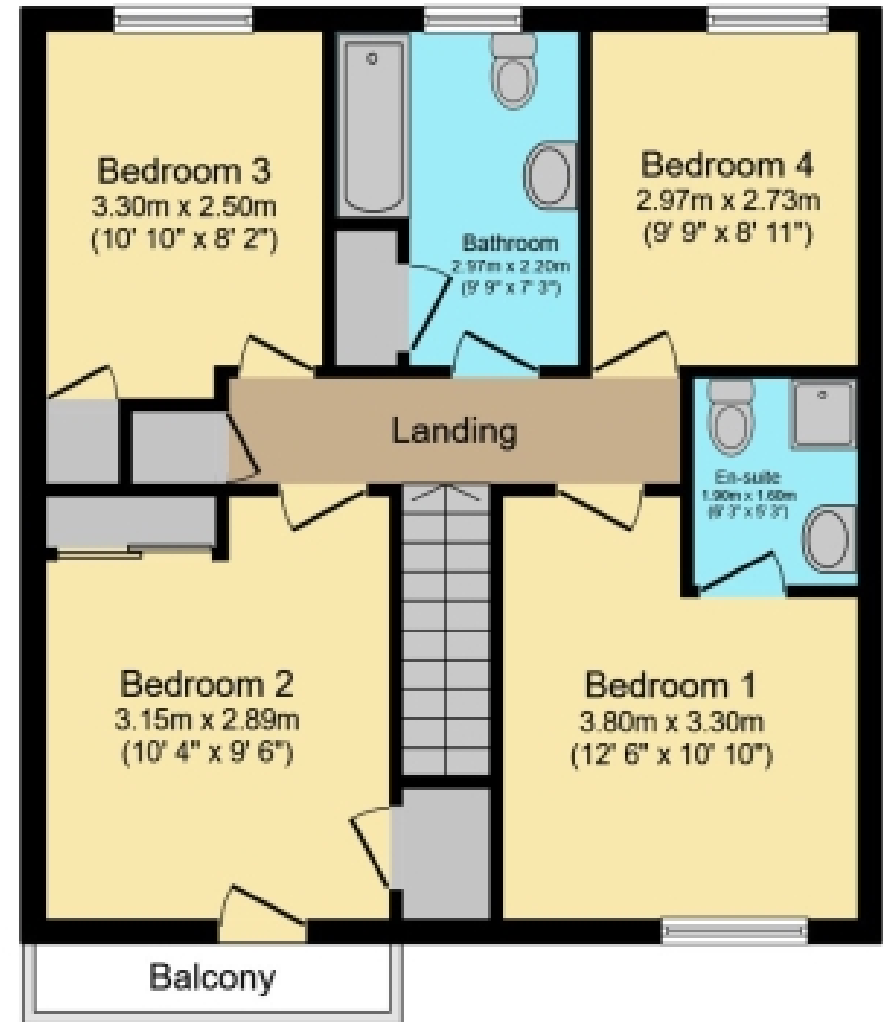
Offers Over £350,000





Ground Floor

Floor area 64.0 m² (689 sq.ft.)



First Floor

Floor area 58.1 m² (625 sq.ft.)

TOTAL: 122.1 m² (1,314 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

THE PROPERTY

****Stunning DETACHED family home * MAGNIFICENT VIEWS * Garden Room with HOME BAR * Garage converted to HOME OFFICE and SITTING ROOM. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. ***STEP INSIDE WITH OUR HD PROPERTY VIDEO TOUR***.**

An amazing opportunity has arisen to purchase this fabulous and well-presented 4-BEDROOM, 3-BATHROOM villa with magnificent views. The current owners have transformed the garage into a separate home office and an additional living room which will no doubt appeal to a discerning buyer who works from home.

Upon entering, you quickly realise how bright and airy this delightful home is. Porcelain floor tiles reflect natural light and fresh neutral tones add to the feeling of spaciousness. The contemporary lounge with focal-point fireplace leads seamlessly to an open-plan dining kitchen.

The high specification dining kitchen presents a wonderful opportunity for entertaining. The kitchen is the epicentre for modern living, creating a sociable area and pleasurable cooking environment. Off the kitchen there is a matching utility room which houses additional space for a washing machine and tumble dryer. Completing the ground level is the downstairs w.c. which is perfectly elegant in its simplicity plus the additional sitting room offers a host of different uses such as a playroom.

The rear garden of this property is simply outstanding. A fully insulated garden room with heating, double glazing and home bar offers the perfect place to relax and enjoy the magnificent views of Ben Lomond. Various raised areas and a pergola offer maximum space for entertainment and dining alfresco. There is a section laid to lawn, mature shrubbery and decorative planting which all compliment the garden wonderfully.

Access to the upper level is via a neutral carpeted staircase, leading you to four good sized bedrooms. The master suite boasts its own en-suite shower room and bedroom two has its very own balcony also with delightful views. There are two further bedrooms, offering fabulous flexible living.

The family bathroom completes this fabulous accommodation internally, comprising of a three-piece bathroom suite, bath, w.c. and wash-hand-basin. Contemporary chrome fixtures and fittings finish this space off beautifully. This fantastic family home further benefits from double glazing and gas central heating, providing each room with a delightful warmth.

This property is ideally situated for several preschools, primary schools and high schools including St.Columba's Independant School in nearby Kilmacolm. Superbly located for quick access to the M8 motorway with Glasgow Airport, Braehead Shopping Centre and Erskine Bridge approx 10 minutes drive.

Woodhall train station is a short walking distance 0.5miles away. Park and ride facilities are available at Port Glasgow train station only 1.9 miles away and also at nearby Langbank. Big brand shopping is a 5 minute drive away at Gallagher Retail Park Port Glasgow. Boasting Tesco, M&S, Next, TK Maxx, B&Q and many others including drive thrus. Oak Mall Shopping Centre in Greenock, Piazza Shopping Centre and Linwood Retail Park in Paisley provide further options.

Largs is only 40 minute drive from Castlebank. Castlebank is close by to the Waterfront Leisure Complex, Inverkip Boat Marina, Gourock's outdoor saltwater heated swimming pool and Wemyss Bay ferry port that gives access to Rothesay. A day out at Gleddoch Hotel, Spa and Golf Course is located just 4 miles away. Finlaystone Country Park, Kelburn Park and Parklea football playing fields are within walking distance. For detailed information on schooling, please use The Property Boom's catchment and performance tool on our website.

This fabulous family home in a highly sought-after location will be very popular. We would highly recommend an early viewing. 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com