



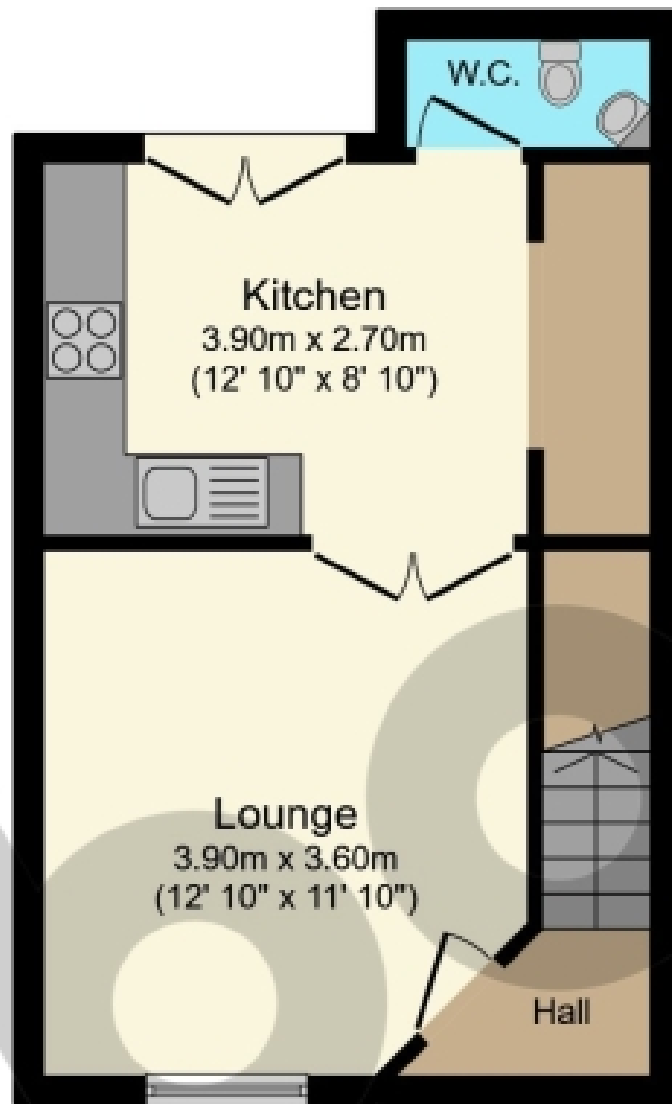
**52 Main Street, Lochwinnoch, PA12**

**Offers Over £199,995**



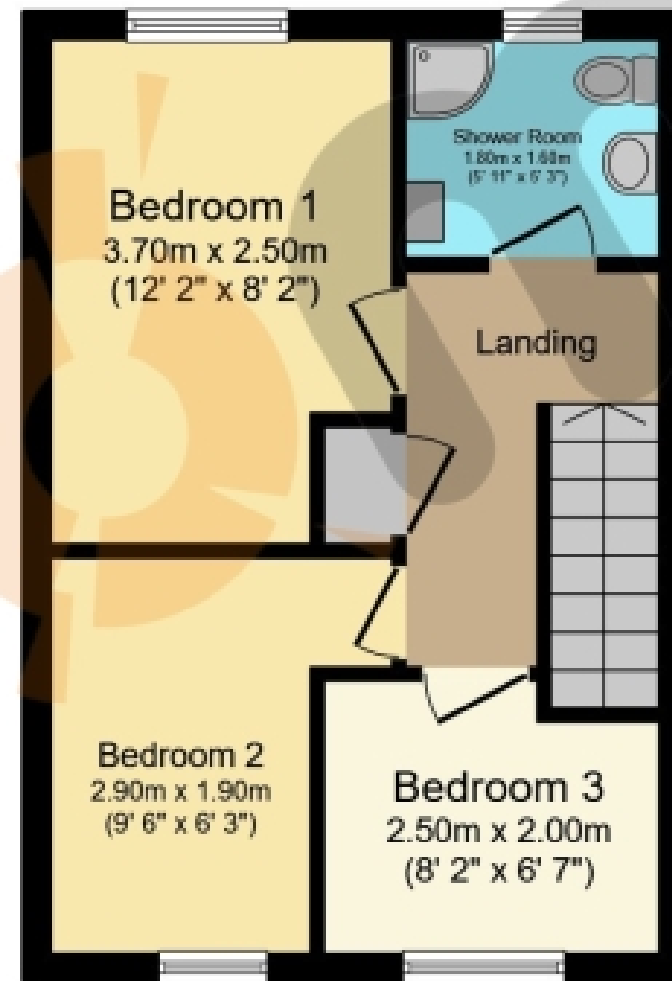






**Ground Floor**

Floor area 31.5 sq.m. (339 sq.ft.)



**First Floor**

Floor area 29.9 sq.m. (322 sq.ft.)

**Total floor area: 61.4 sq.m. (661 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

\* CHARMING HOME PRESENTED BEAUTIFULLY THROUGHOUT \* CONTEMPORARY DINING KITCHEN \* NEUTRALLY DECORATED THROUGHOUT \* LANDSCAPED REAR GARDEN \* 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.52 Main Street, a charming, terraced home ideally placed in the sought-after Lochwinnoch locale. The property is located within walking distance to a host of local amenities, schooling and transport links, making an ideal home for commuters and families.

You're welcomed into the home with the family lounge in the first instance, a beautifully presented and modern space with white oak effect flooring, neutral décor and a focal point fireplace.

Off the lounge is a pristine dining kitchen, fitted with sleek white base and wall-mounted cabinetry, paired with butcher block countertops for a stylish and efficient workspace. Completing the ground floor is the W.C. and utility space, making the home ideal for both guests and chores.

Into the upper level are three well-proportioned bedrooms. While Bedroom One and Two can comfortably fit a king size bed, Bedroom Three makes a fantastic, flexible space for a study or studio. Completing this charming home internally is a contemporary shower room, comprising of a walk-in shower cubicle, W.C., wall mounted cabinet and wash hand basin with vanity unit.

The rear garden is beautifully maintained and fully enclosed with a sociable patio space; perfect for enjoying during the summer months. To the rear is a private parking space for residents.

This property further gains from gas central heating and double glazing throughout as well as planning permission granted for an additional ground floor room.

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 the 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, the 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.

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)