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2 MIDDLEPENNY PLACE, LANGBANK

4 | BEDROOMS 2 | BATHROOMS 3 | PUBLIC ROOMS

Impressive family accommodation within this upgraded and extended four bedroom detached villa positioned in a quiet cul-de-sac within the village of Langbank.

A charming family home positioned in the popular village of Langbank nestling on the southern banks of the River Clyde with direct access to the M8 motorway network and a local railway station. The village is popular with commuters and has access to picturesque surrounding countryside with attractions including Gleddoch House Hotel, Golf course and Spa, Finlaystone country park, Marr Hall Hotel and the impressive equestrian facilities at Inglestone Country Club.

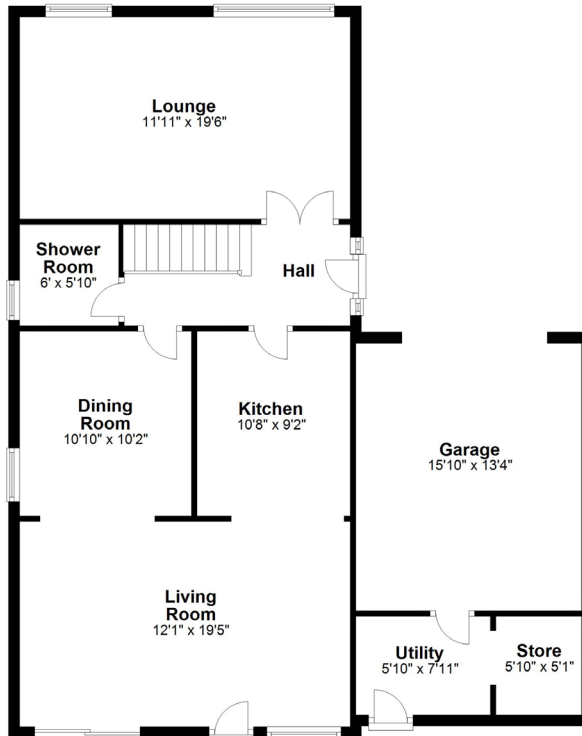
This impressive home benefits from a large extension providing enhanced living space and a substantial garage with utility and store rooms. The ground floor accommodation has been reconfigured to provide a stunning open plan living, dining and kitchen space. The living room features both patio doors and windows to the rear garden and is open plan to both the dining room and fitted kitchen. The kitchen has fitted furniture with integral appliances. There is a downstairs modern shower room and an upgraded family bathroom on the upper floor. The specification includes a replacement gas central heating boiler fitted in January 2022, double glazing and fitted wardrobes within all four bedrooms. The property is positioned in an established residential cul-de-sac within the upper village that bounds onto open countryside to the south and west. The upper apartments of this property enjoy rear views over the village towards the River Clyde.

The accommodation comprises of a reception hallway which has twin timber and glazed doors leading to the impressive formal lounge which extends to over 19 feet in length with a timber fireplace and a gas fire. The dining room has a side facing window formation and open plan access to the living room within the extension which has patio doors, window formation and a glazed door to the rear gardens. This apartment is also open plan into the refitted kitchen which has an extensive range of fitted furniture, ample worktop surfaces and a range of integrated appliances. There is a modern downstairs shower room.

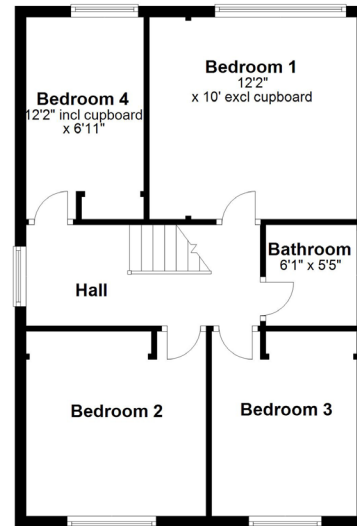
A broad stair leads to the upper hallway with entry to four bedrooms, all featuring fitted wardrobe storage. The tiled bathroom has a modern three piece suite in white including a bath with mixer tap and shower handset. The property has a pull-down ladder leading to the attic which provides additional storage space.

The front gardens have a large monoblock driveway providing parking for several vehicles and a front lawn with a path to the rear. The rear gardens are enclosed and feature a patio for outside dining with surrounding lawn, raised beds and display borders.

Ground Floor



First Floor



BW2033 | Sat Nav: 2 Middlepenney Place, Langbank, PA14 6XD

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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LOCAL AREA & AMENITIES

This property is nicely positioned for accessing all amenities within the village of Langbank including the railway station which allows for travel to Glasgow city centre in less than 30 minutes. The local primary school and village hall are also close by. Adjacent to Langbank sits the M8 motorway which allows for travel to Glasgow International Airport, INTU Retail Park and Glasgow city centre.

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