



**65 MIDDLEPENNY ROAD**  
LANGBANK

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4 | BEDROOMS

3 | BATHROOMS

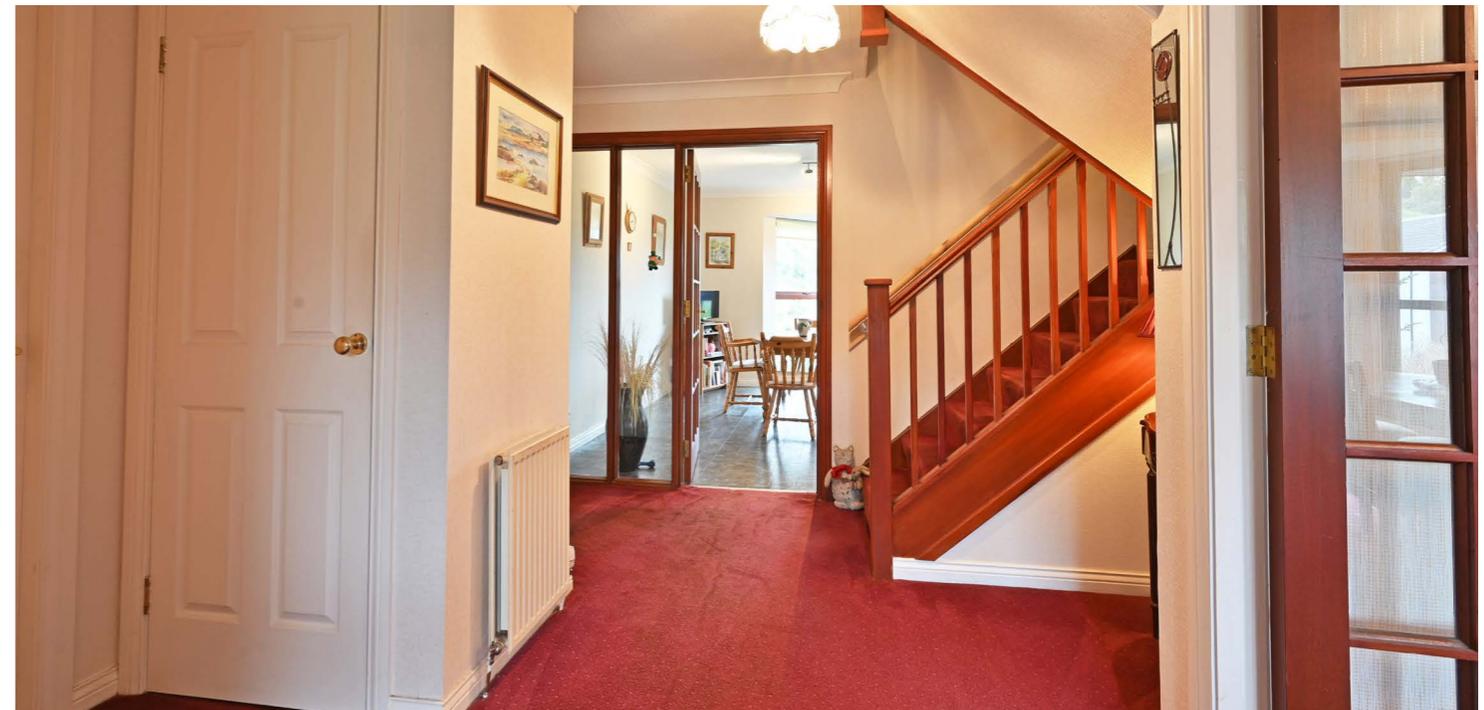
2 | PUBLIC ROOMS

**A substantial modern 4 bedroom villa with elevated views over the village towards the Firth of Clyde.**

An impressive modern detached villa positioned in the popular commuter village of Langbank located on the southern shores of the River Clyde. This property is one of only four individual homes positioned near the head of the cul de sac end of Middlepenny Road in the upper village of Langbank. The property backs onto an open area of ground, jointly owned with the neighbouring properties and the rear facing upper apartments have fine views over the local primary school and adjacent homes towards the River Clyde. A popular village for commuters with excellent road links onto the M8 motorway and a train station with electrified services both to Inverclyde and via Paisley to Glasgow City Centre.

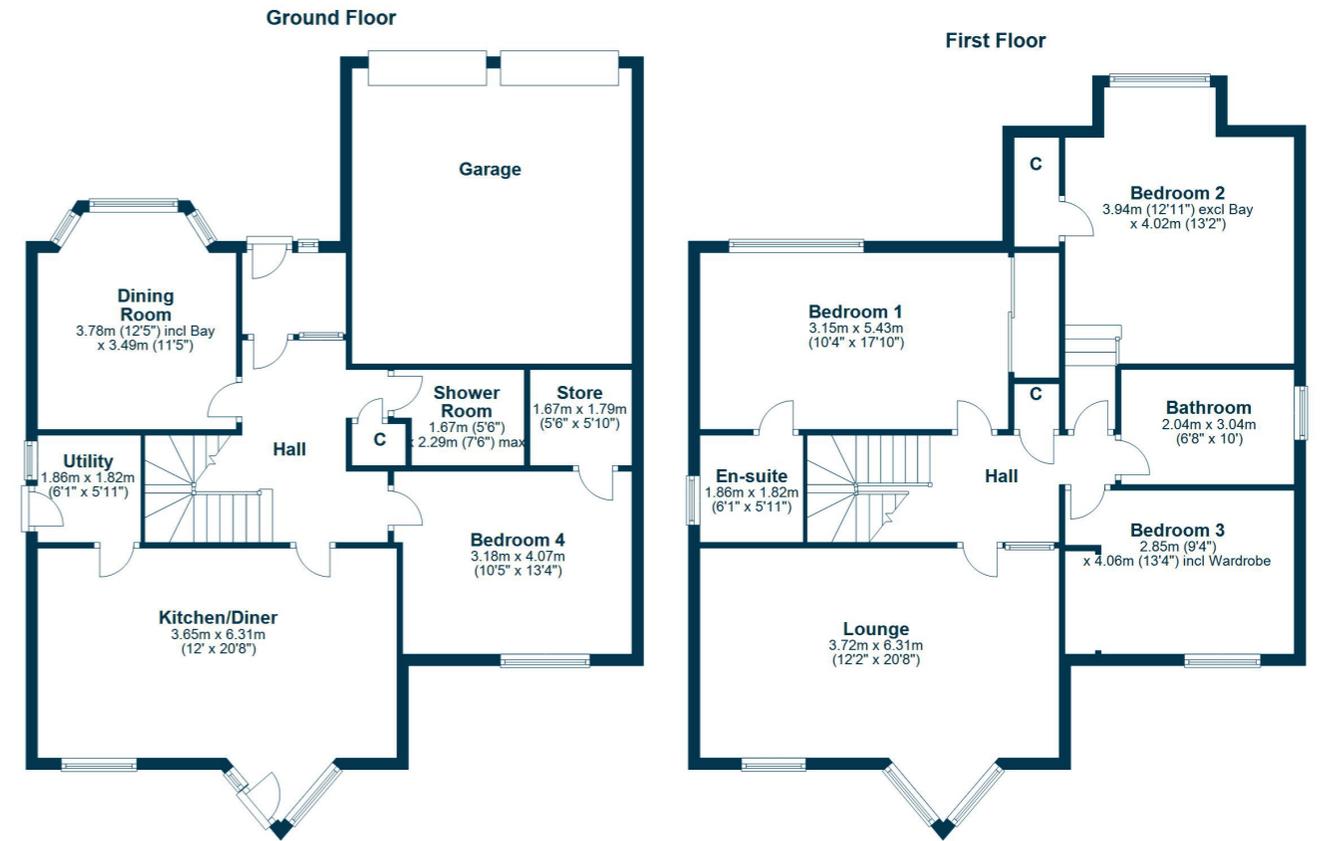
This modern home offers impressive family accommodation with six principal apartments and usual offices formed over a two storey layout. There is a covered entrance into a vestibule opening into a broad reception hallway which has a store cupboard and a stair leading to the upper floor. Along the rear of the property there is a large open plan kitchen to dining area extending to over 20ft in length with a projected window formation and door giving entry to the rear gardens. The utility room has space for laundry appliances and a side door to the gardens. There is a ground floor bedroom on this level with a large walk in store cupboard which offers potential for development into an en suite facility subject to local authority consents. The dining room has a bay window to the front of the property and there is a ground floor shower room. On the upper floor of the property there is a central hall with storage cupboard and entry to a spacious lounge from which one can enjoy fine views over the village towards the River Clyde. The main bedroom extends to almost 18ft in length with fitted wardrobe storage and an en suite shower room. There are two further double sized bedrooms both with wardrobe storage and a family bathroom. The property has an attic providing storage space and there is a large double sized garage. The specification of the property includes DG and a gas fired central heating system.

Externally this property has a private monoblocked driveway with parking for several vehicles with display beds to the sides and a front lawn with a mature tree. The rear gardens flow gently from front to rear with a level patio and terrace area adjacent to the property for outside dining. The remainder of the garden is laid as lawn, screened, and bound by a variety of mature trees and shrubbery to either side and to the rear. There is a lower area of patio and a greenhouse.









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.

**BW2333** | Sat Nav: 65 Middlepenny Road, Langbank, PA14 6XF

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



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Corum Bridge Of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)