



# 14 MIDDLEPENNY ROAD

## LANGBANK

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**A beautifully presented ground floor conversion boasting spacious accommodation, stunning views over the River Clyde, private gardens, and parking in Langbank.**

This wonderful ground floor conversion occupies an enviable position on the hill in Langbank which allows for truly stunning views across the River Clyde and beyond. The property forms the lower portion of a sandstone villa and offers beautifully presented and very spacious accommodation which has been sympathetically upgraded to include modern conveniences such as fitted kitchen, double glazing, gas central heating whilst retaining stunning original features. The property is accompanied by private gardens to the front and rear which include areas of patio, lawn and a private driveway allowing off street parking.

The accommodation comprises of twin storm doors opening into the entrance vestibule and into reception hall thereafter which features stunning stain glass windows, ornate ceiling cornice and access to the dining room, bedrooms, and bathroom. To the front of the property is the lounge which has dual aspect windows, one of which is a large, floor to ceiling window with doors to the private balcony and allows for stunning views across the Clyde. The upgraded kitchen is bathed in light from Velux windows and has a range of fitted units with contrasting worktop, breakfasting bar and integrated NEFF cooker and hob. There is a door leading from the kitchen into the rear garden area. The dining room is a large, versatile room featuring a log burning stove with striking granite fire surround and is adjacent to the kitchen.

There are three spacious double bedrooms; bedroom one has dual aspect windows and a large store cupboard with ample hanging space and shelves, bedroom two has a similar store cupboard and bedroom three has sliding doors onto an outside patio. The utility room is also accessed from bedroom three and offers ample space for free standing appliances, a door to the garden and a storage space. Completing the accommodation is the bathroom which is nicely compartmentalised and features a corner positioned shower cubicle, WC, wash hand basin, and a fitted bath.

The monobloc driveway is at the top of the garden and provides off street parking accessed from Middlepenny Road. Steps lead down from the driveway past an area of lawn to the back door leading into the kitchen. The garden to the front has a broad patio area directly outside the main door with more steps leading down to a path which splits manicured areas of lawn. A cellar is accessed from the lower portion of the garden and offers ample space for gardening tools and furniture.





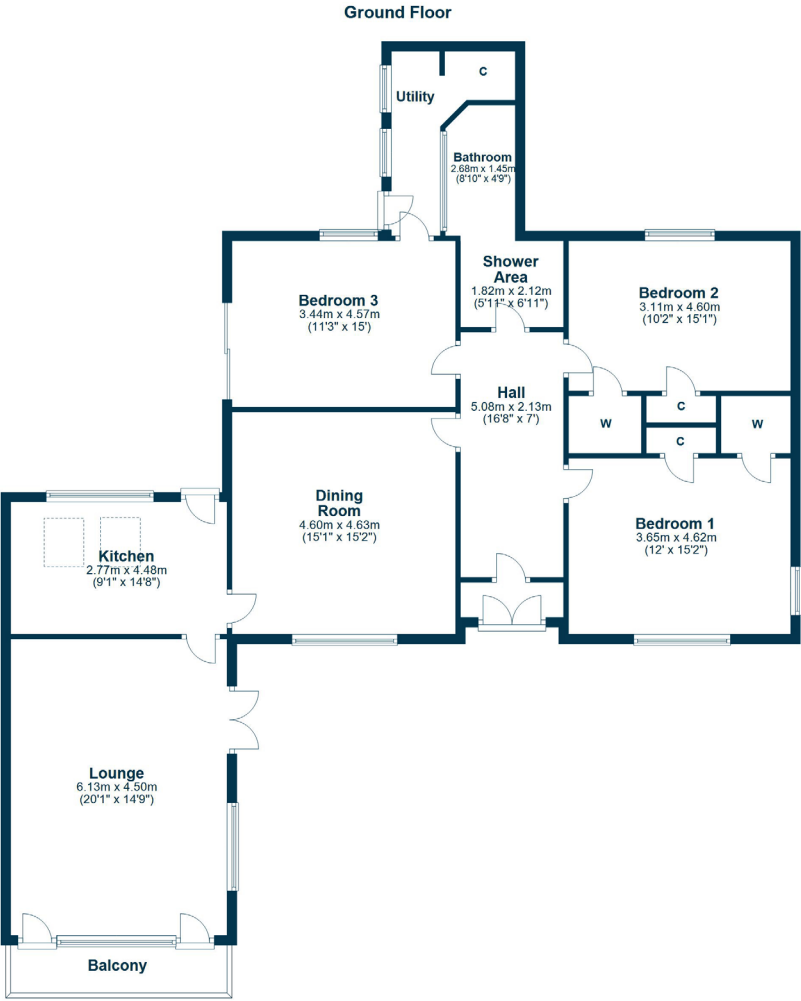












This property is nicely positioned for accessing all amenities within the village of Langbank including the railway station which allows for travel to Glasgow City Centre in less than 30 minutes. The local primary school and village hall are also close by. Adjacent to Langbank sits the M8 motorway which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

**BW2347** | Sat Nav: 14 Middlepenny Road, Langbank, PA14 6XB

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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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