



BALNACRAIG

31 MIDDLEPENNY ROAD, LANGBANK

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5 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A beautifully presented, traditional detached five bedroom villa that commands magnificent views across the river Clyde, towards the hills of Loch Lomond and the Trossachs National Park.

Balnacraig is an elegant, dressed stone detached villa positioned in the upper village of Langbank on the southern banks of the river Clyde. This stunning home commands panoramic views over the river Clyde, towards the picturesque hills including Loch Lomond and the Trossachs National Park. The property is set in spacious corner gardens with a broad driveway providing off road parking and turning from Middlepenny Road and additional vehicle access to a single garage on Denniston Road.

This charming home displays a wealth of period features and benefits from an exhaustive and sympathetic program of modernisation and upgrading. This has resulted in an elegant home offering traditional proportioned accommodation and character with the convenience of a modern home. The property has a gas fired central heating system with traditional styled sash and case windows except for double glazing formed within the family room, utility room, sunroom, and kitchen. The property has neutral and sympathetic décor and quality floor coverings including an oak hardwood floor within several of the ground floor public rooms and reception hall. There is a modern fitted kitchen with timber worktop surfaces, a large central island, and a range of integral and freestanding appliances. The ground floor shower room has modern sanitary ware and there is a refitted modern bathroom on the first floor level which includes an enclosed, stream surround bath and shower.

The accommodation within this property comprises of traditional stone steps leading to the entrance vestibule with an etched and glazed inner door into the broad reception hallway with hardwood flooring and a formal stair leading to the upper level. A generously proportioned lounge has a front facing bay window commanding magnificent views and a fireplace at the centre point of the room. The family room also has fine views at the front of the property and is currently used as a generously proportioned home office. There is a formal dining room with space for a large dining table and chairs and a side facing bay window formation. The inner hallway leads to a sitting room which has semi open plan access to the impressive fitted kitchen. The rear hallway has access to a modern shower room, a utility room, and entry to a large sunroom overlooking the rear gardens.

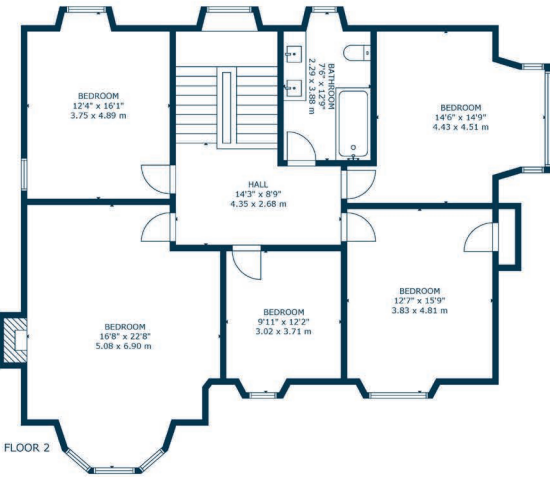
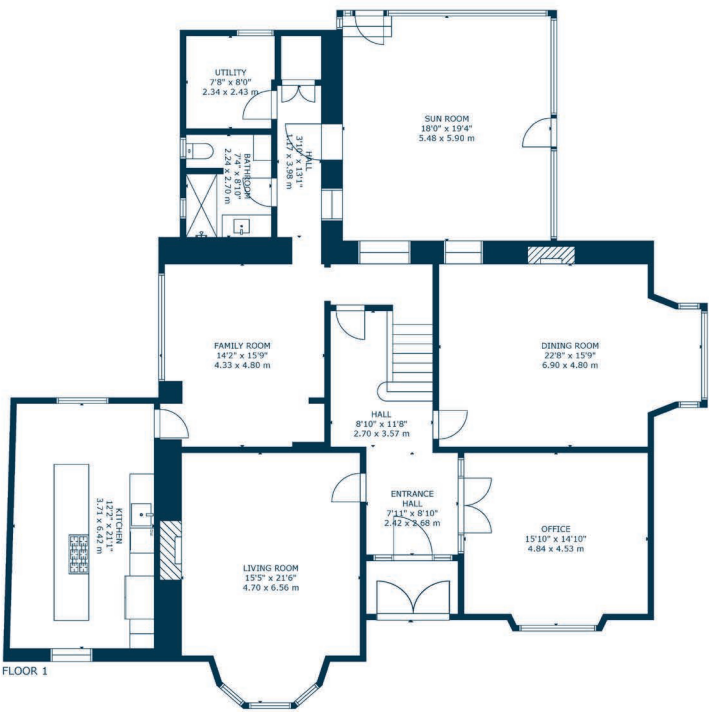
The upper floor of the property has a central hallway with access to all five bedrooms and a bathroom. The master bedroom is an impressive suite with fine views over the river Clyde and a freestanding sink. The bathroom has been refitted with a stylish, modern range of sanitary wear. There is an attic providing additional storage space.

This property is set within broad corner gardens with an external stone boundary wall and vehicular access via pillared gates to a graveled driveway and turning area. To the front there is a lawn area with mature bedding and an access path along the border. The rear garden has a main area of lawn, well stocked display borders and a single garage which has separate vehicle access from Denniston Road.









The village of Langbank is positioned on the southern banks of the river Clyde and a popular location with a village feel and excellent commuter links. The railway station allows travel to Glasgow city centre in less than 30 minutes and links to Gourock and Wemyss Bay with ferry services to Argyle. Adjacent to Langbank sits the M8 motorway which allows for travel to Glasgow International Airport, Braehead Retail Park, and Glasgow city centre. The independent St Calumbas School in nearby Kilmacolm has a bus pick up from the village. The well regarded local primary school and village hall are also close by.

BW2494 | Sat Nav: Balnacraig, 31 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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