



25 ELMBANK DRIVE
LANGBANK

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

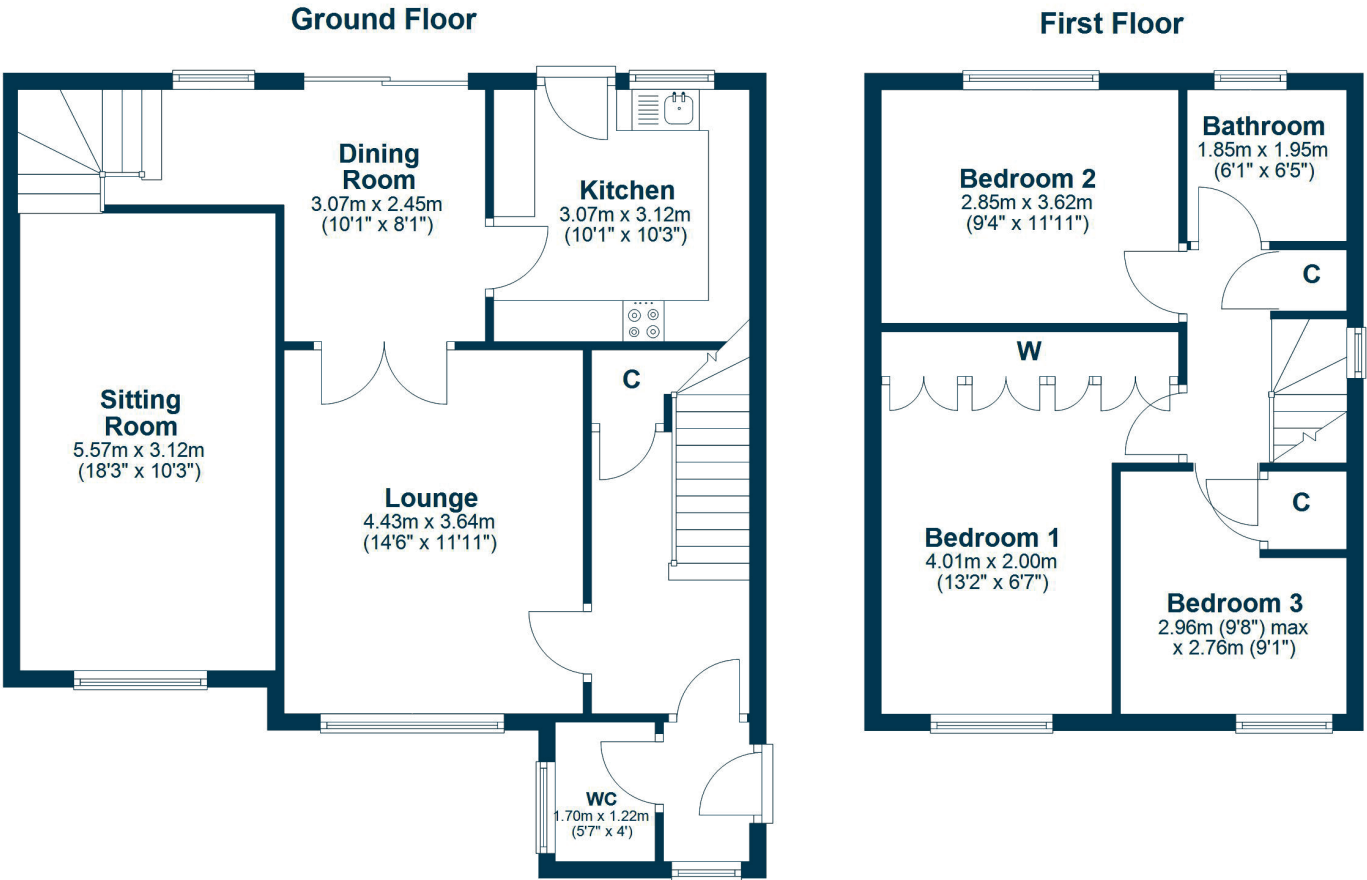
This charming three-bedroom family home is presented in excellent condition, offering a bright and inviting living space. Its standout feature is the breathtaking views over the River Clyde and out towards the majestic Ben Lomond.

A welcoming entrance hall leads to a modern guest W.C. and opens into a spacious reception hallway, complete with under-stair storage and an ascending staircase. The front facing lounge is a highlight, featuring a large window formation that artfully frames the stunning scenery, complemented by a cozy electric fireplace as its focal point. French doors connect to the dining room, where sliding patio doors provide seamless access to the garden. A split-level ascent reveals an additional reception room currently used as a sitting room which also enjoys those enviable views, with Ben Lomond perfectly framed in the distance. The sleek, modern kitchen is fitted with high-quality base and wall units, integrated appliances, and direct garden access.

The landing includes a practical storage closet and leads to three well-proportioned double bedrooms and a family bathroom. The principal bedroom impresses with excellent fitted wardrobes and commanding views, while bedroom two overlooks the rear garden. Bedroom three, a slightly smaller double, includes a fitted closet. The family bathroom features a three-piece suite with an over-bath shower.

The home's kerb appeal is undeniable, with a manicured front lawn, border shrubbery, and feature trees. A double-length driveway leads to the integral garage (positioned beneath the sitting room), and a pathway guides you to the front door with side access to the rear garden. The pristine, fully landscaped rear garden is designed for enjoyment across multiple tiers ideal for al fresco dining with the uppermost level offering particularly impressive vistas over the Clyde. A charming rockery waterfall adds a touch of serenity to this already outstanding outdoor space.





Nestled along the picturesque southern banks of the River Clyde, the charming village of Langbank is renowned for its stunning estuary views that stretch across to Dumbarton Rock and the distant peak of Ben Lomond, the village boasts scenic riverside walks along the Clyde Coastal Path, a historic golf club dating back to 1892, and a welcoming community with essential amenities including a primary school and well-regarded hotel-restaurant. With the Langbank railway station providing swift 25-minute access to Glasgow's city centre and the M8 motorway just moments away, residents enjoy peaceful countryside living alongside effortless commuting links, while nearby Bishopton and Erskine offer comprehensive shopping facilities and Glasgow Airport remains a mere 15-minute drive.

BW2606 | Sat Nav: 25 Elmbank Drive, Langbank, PA14 6YT

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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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