



8 SEATH AVENUE
LANGBANK

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A stunning modern detached bungalow set in generous, landscaped garden grounds that border onto countryside in the popular village of Langbank.

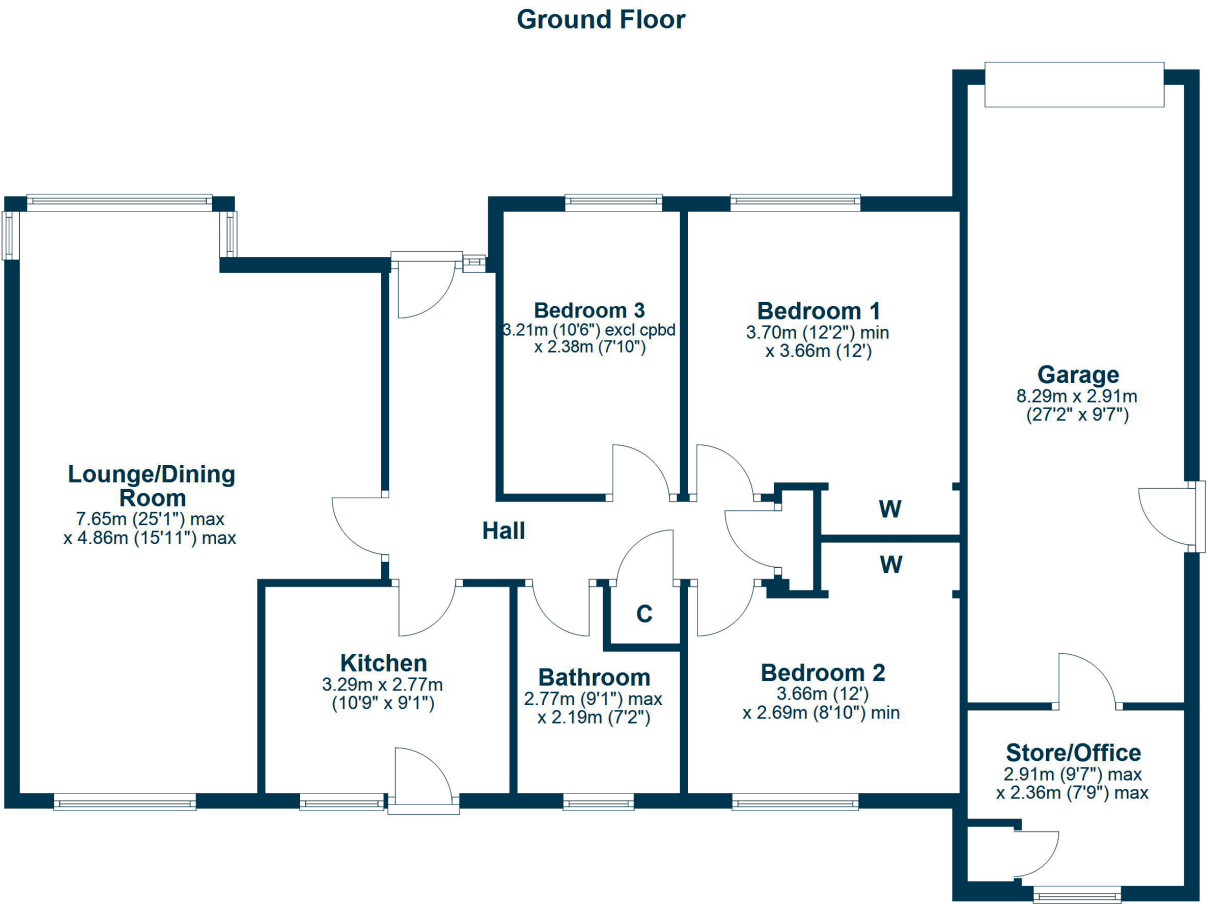
An impressive, detached bungalow that is set within landscaped private garden grounds within the popular village of Langbank. The village is positioned on the southern banks of the River Clyde with a local railway station and direct access to the M8 Motorway network leading to the Erskine Bridge, Glasgow International Airport and Glasgow City Centre.

This charming home occupies an elevated position on the southern side of Seath Avenue and backs on to open farmland to the rear. There are partial views from the front apartments between adjacent properties towards the Firth of Clyde and the hills beyond. This property has been extensively upgraded and maintained to provide impressive family accommodation with a high standard of specification. There is a modern fitted kitchen, an upgraded bathroom, double glazing, and a gas fired central heating system.

The accommodation comprised of a covered entrance area leading into a 'L' shaped reception hallway with two separate storage cupboards. The generous lounge area is open plan to the dining room featuring a timber floor and a fire surround with a gas fire. The fitted kitchen has a range of modern furniture with built in appliances and access to the rear gardens. There are three double bedrooms all with fitted wardrobes. The tiled bathroom has a modern three piece suite with a shower positioned over the bath. This home has a pull down timber ladder leading to extensive storage within the partially floored loft area. There is a large tandem garage running along the gable of the property, the rear section of which has been partitioned to create a useful home office or store.

The property is set within landscaped and terraced garden grounds. The front garden has a Monoblock driveway with off road parking for several vehicles and access to the garage. There are stone walls with a lower gravel garden and steps to the main front garden with a lawn, a path to the front door with seating area. The terraced rear gardens have three levels with a large patio outside the kitchen ideal for outside dining or entertaining. Central steps lead to the middle level with artificial grass on both sides and the upper section of the garden has gravel garden area, a large timber deck and a timber summer house.





The historic town of Paisley has an excellent range of shopping, sporting facilities, transport links and the impressive Paisley Abbey. Regular mainline railway services to Glasgow City centre and the Clyde coast. Connections to Glasgow International Airport and the M8 motorway. Paisley is home to the University of The West of Scotland and has established schooling in the local area. Gleniffer Braes has a variety of walks, Paisley Golf Club, and stunning views toward the Campsie Hills.

BW2610 | Sat Nav: 8 Seath Avenue, Langbank, PA14 6PD

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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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