



**cochrandickie**  
ESTATE AGENCY

**6** Middlepenny Road,  
Langbank PA14 6XB

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



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Situated directly opposite the River Clyde is this sandstone lower villa architecturally extended and re-designed to create a beautiful contemporary home set in an elevated position in the much admired village of Langbank.

Taking full advantage of the vistas, with nearly every room having a river view, the design of the single storey extension as well as the original property enjoy panoramic views of up and down the River.

Empathetically upgraded throughout, the property retains fabulous period features immediately present as you enter the broad reception hallway from the vestibule. The original section of the property has lovely symmetry with two bay window rooms to the front, one is the principal bedroom with double aspects and the other is the formal lounge. An inner hallway from the lounge has floor to ceiling windows and leads to a multi-purpose room that could be a large study or sitting room with a separate entrance externally as well as a cloakroom with WC wash hand basin. The third double-bedroom is off this area and completes the extension.

The dining room is off the kitchen as well as the lounge allowing a feeling of free-flowing space which extends into the conservatory without compromising the period of the property which is enhanced with the exposed stonework in both the dining room and the conservatory.

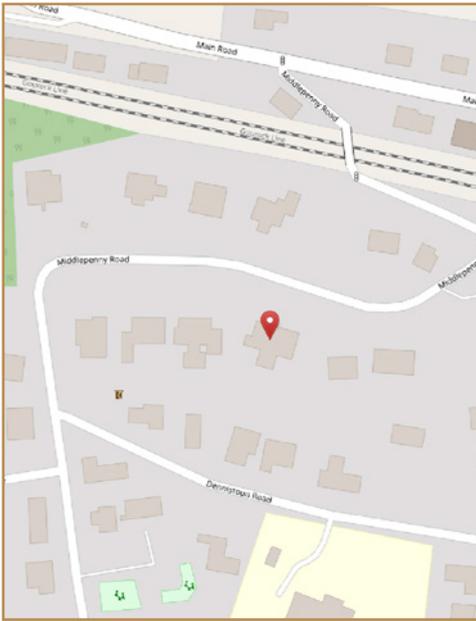
The kitchen has ample wall & base units with a contrasting granite work surface and a freestanding range complementing. There is a large Velux skylight for lots of natural light, and a Upvc door on each elevation accessing the garden grounds and to the rear of the kitchen a utility room with plumbing and further storage. Completing the accommodation is the main bathroom with large walk-in shower with open plan storage area.

Externally the property is accessed directly off Middlepenny Road via a tarmac driveway with turning area and three separate storage sheds at the front as well as a timber deck to enjoy the open vista.

There is a substantial area of side garden with various mature trees and shrubbery bordering. The specification includes gas central heating, 2 multi-fuel stoves, and double glazing.

Langbank is a delightful village with a well-respected Primary School and offers public transport via the railway station and bus service. The neighbouring countryside caters for a wide range of sporting/leisure activities including fishing, golf, shooting, sailing and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield..





EPC rating

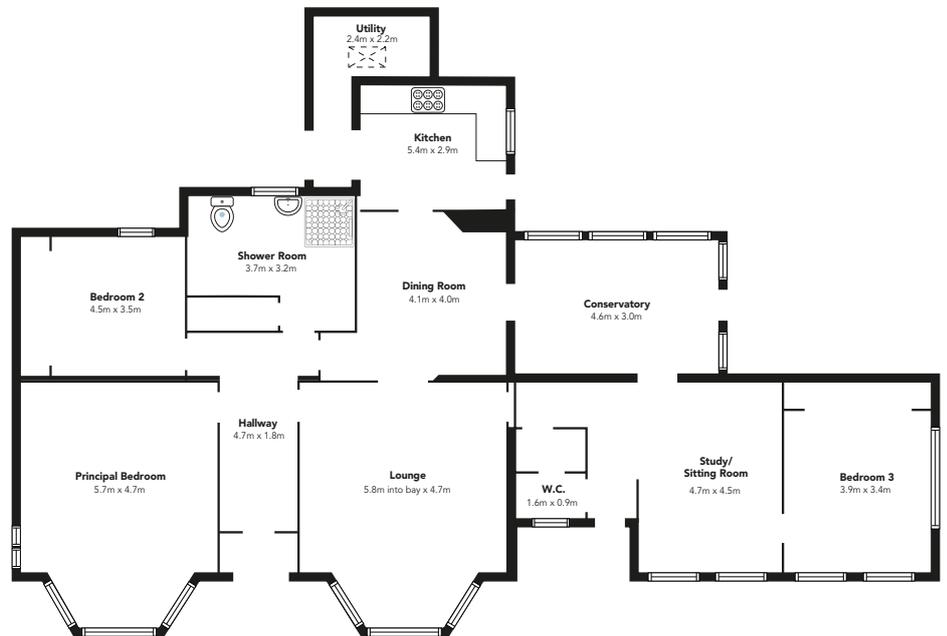
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**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale  
Produced by [Flushplans](#)

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