



cochrandickie
ESTATE AGENCY

14 Douglas Avenue,
Langbank PA14 6PE

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14 Douglas Avenue is situated in a popular, well established and neat enclave built by CALA Homes. This particular property offers spacious accommodation that has been re-modelled and well maintained through the years of ownership which they have had since new.

To the front there is a monobloc driveway that leads to the attached double garage with an electric up & over door for easy access. To the rear of the property, the landscaped gardens are over two levels with two patio areas bordered by mature lawn. The garden is south facing.

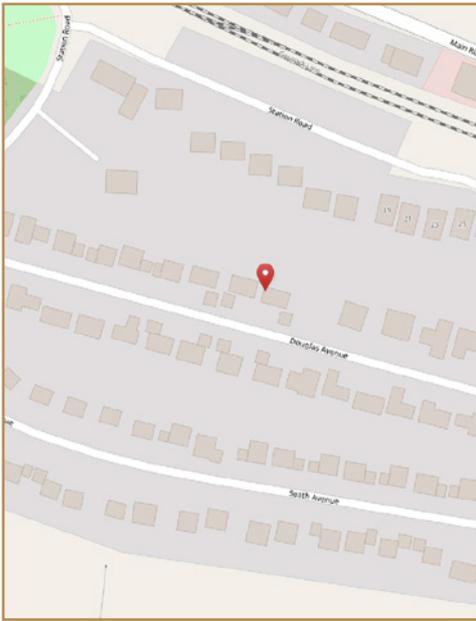
The internal accommodation comprises of an entrance vestibule leading to a welcoming reception hallway, four bedrooms on the ground floor, each with built-in fitted wardrobes and the principal with dressing area and en suite shower room. Completing the ground floor is a fully tiled house bathroom.

The specification of the property includes; gas central heating, and double glazing.

A carpeted stairwell with contemporary glass balustrade leads to a magnificent 10m dining kitchen that has wall & base units, ample space for a dining table with two separate entrances from the upper hallway. Access to a conservatory can also be found from the kitchen which overlooks the rear garden. There is utility room off the kitchen which in turn leads to a front facing snug that has a set of double doors leading to the formal lounge. Both of these rooms have fantastic natural light and open aspects to the River. Completing the first floor is a fully tiled cloakroom with WC and wash hand basin.

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

C

Office

Paisley

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.



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