

22 Calderpark Street

LOCHWINNOCH, RENFREWSHIRE, PA12 4AT



*MODERN TWO BEDROOM GROUND
FLOOR FLAT IN WALK IN CONDITION*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present 22 Calderpark Street, a beautifully presented two-bedroom ground-floor flat offered to the market in true walk-in condition. This impressive home features a modern kitchen and bathroom, generous bedrooms, and its own private front garden with a shed. Further benefits include a newly installed heating system, a well-maintained rear garden and free on-street parking. It will appeal to first-time buyers, professionals, and downsizers alike.

Entering the property, you are welcomed into a bright hallway which provides access to all rooms. The layout is well balanced, with the main living areas to one side and the bedrooms to the other, offering a great sense of space and flow.

The lounge is a real focal point of the home, featuring a modern media wall and large front-facing windows that allow natural light to pour in, creating a warm and inviting setting. High-quality marble-style flooring runs through the lounge, kitchen and bathroom, adding a sleek and elegant finish. The décor is neutral throughout, making it easy for a new owner to move straight in and make it their own.





The kitchen is accessed from the hallway and is laid out in a practical L-shaped design. It is fitted with modern units, a gas cooker and hood, along with space for free-standing appliances and ample worktop space for everyday use.





Both bedrooms are well-proportioned doubles, bright and tastefully presented. The second bedroom benefits from a sliding door wardrobe and additional storage cupboard and is currently used as a child's room while still comfortably accommodating a double bed if required.





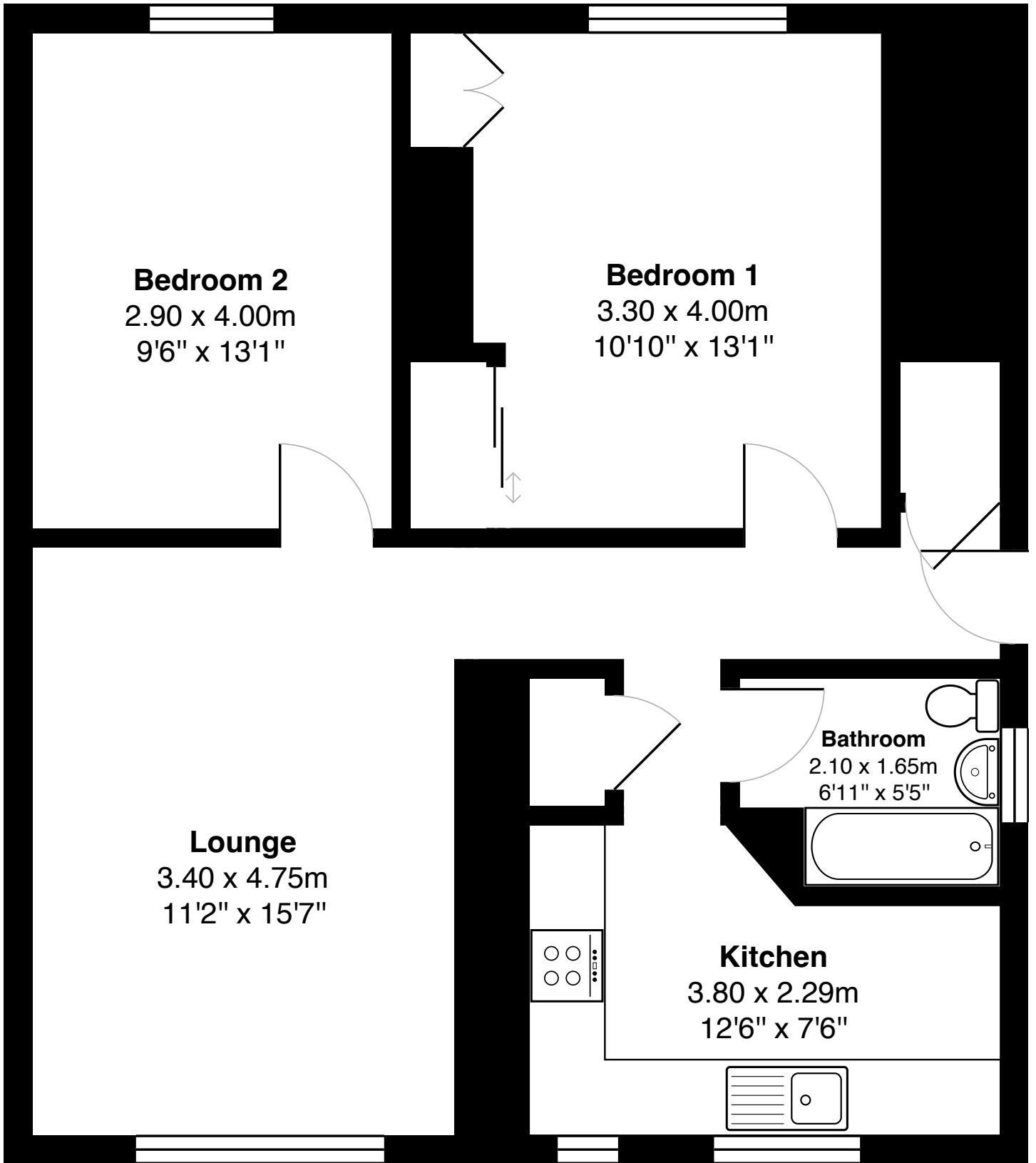
Bedroom 2





The bathroom is modern in style and includes a bath with an overhead shower, basin and toilet, finished to a clean and contemporary standard.





Gross internal floor area (m²): 69m²

EPC Rating: C

Externally, the property continues to impress. The front garden is low-maintenance, complete with a useful shed. To the rear, there is a large, shared garden with a mix of lawn and patio areas, offering a great outdoor space that is both practical and enjoyable.

Further benefits include double glazing throughout, and early viewing is highly recommended.

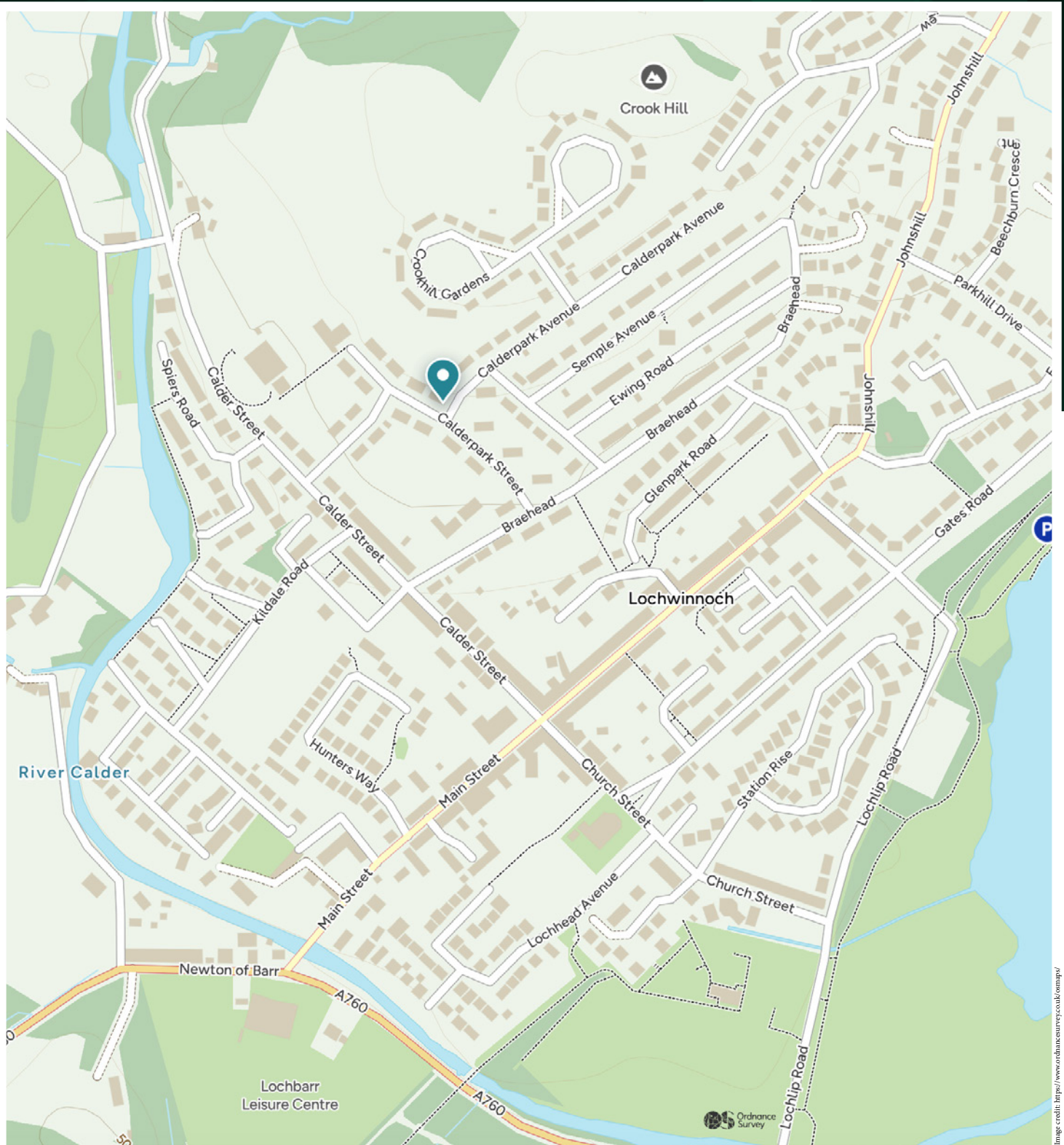




Lochwinnoch is a picturesque village offering a range of local amenities including shops, cafés, schooling and healthcare. The area is surrounded by natural beauty, with Castle Semple Loch and the Clyde Muirshiel Regional Park nearby, providing excellent opportunities for outdoor activities such as walking, cycling and water sports.

The village benefits from strong transport links, including a local train station with direct routes to Glasgow and easy access to the A737 for commuting across the central belt and towards the Ayrshire coast. Nearby retail parks and larger towns offer additional shopping and leisure facilities, making this a well-connected yet peaceful place to live.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



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ALAN SUTHERLAND
Designer

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