

# 17 Gleddoch Wynd

LANGBANK, RENFREWSHIRE, PA14 6XZ



*FABULOUS VIEWS TO THE RIVER CLYDE  
AND ON A CLEAR DAY TO BEN LOMOND*



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We are delighted to bring to the market this wonderful two-bedroom, end terrace house, tucked away in the grounds of Gleddoch, an estate of 300 acres, featuring the Gleddoch Hotel and Spa with 18 hole champion golf course. This exclusive cul de sac is surrounded by countryside with fabulous views to the river Clyde and on a clear day to Ben Lomond.

If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owner has transformed this property to the highest of standards. This beautifully presented property enjoys a stunning location that sets a grand stage for 17 Gleddoch Wynd, a particularly picturesque example of contemporary living – you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about!

The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

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## The Property



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Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The open plan lounge and dining area is flooded with natural light, with a door from this zone opening onto the garden, where you can invite outside in. The lounge has a wealth of modern charm, and a real 'cosy' feel to it with the feature fire and surround as its focal point - this room is the perfect place to unwind after a hard day! Another impressive area, is the formal dining area and is often used for hosting dinner parties, it's easy to imagine the fabulous evenings and good company the magnificent space has played host to.

The luxury kitchen has been professionally fitted to include a quality range and state of the art floor and wall mounted units with striking, solid worktops and an oak breakfast bar - it also offers quality fixtures & fittings and complimented with a wine cooler and host of 'Neff' integrated appliances - making this the ideal zone for an aspiring chef.

The luxury downstairs cloakroom completes the accommodation on this level.

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The crisp and contemporary styling continues onto the first floor, where you will discover two palatial bedrooms with a tastefully decorated theme on bright and fresh layouts. These rooms offer lots of space to accommodate a range of furniture configurations and space for additional free standing furniture if required. The bedrooms both have stunning en-suites and are complemented with built in wardrobes.

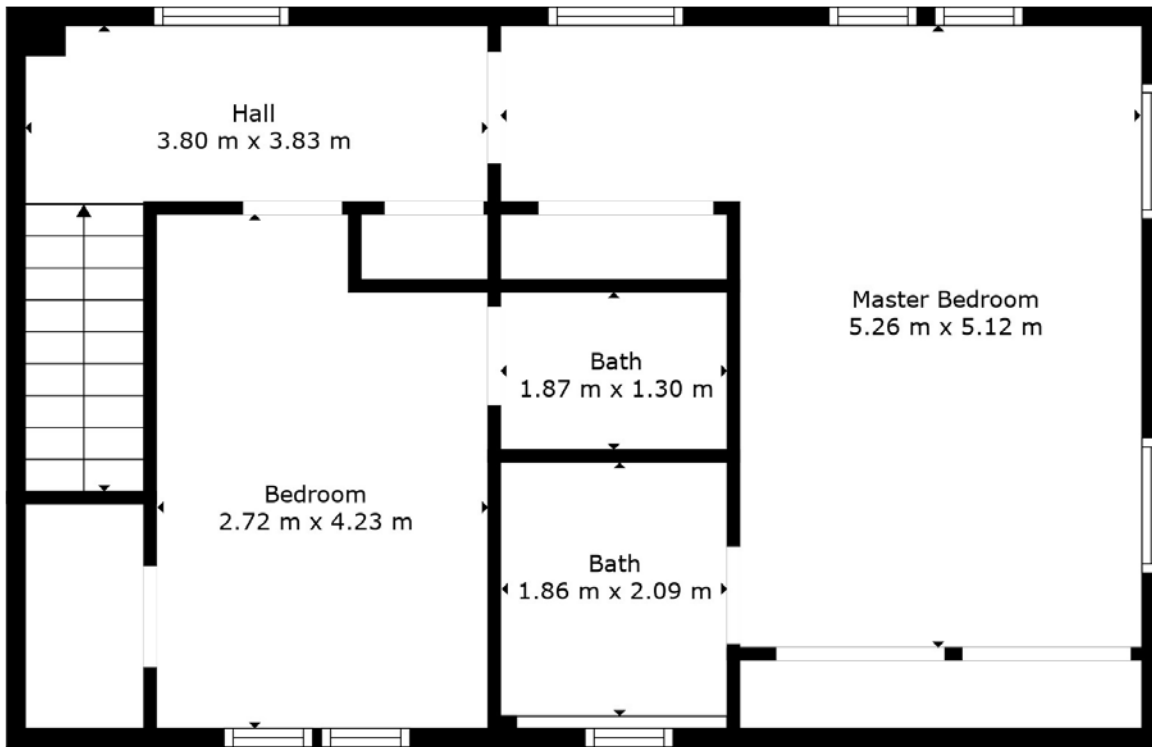




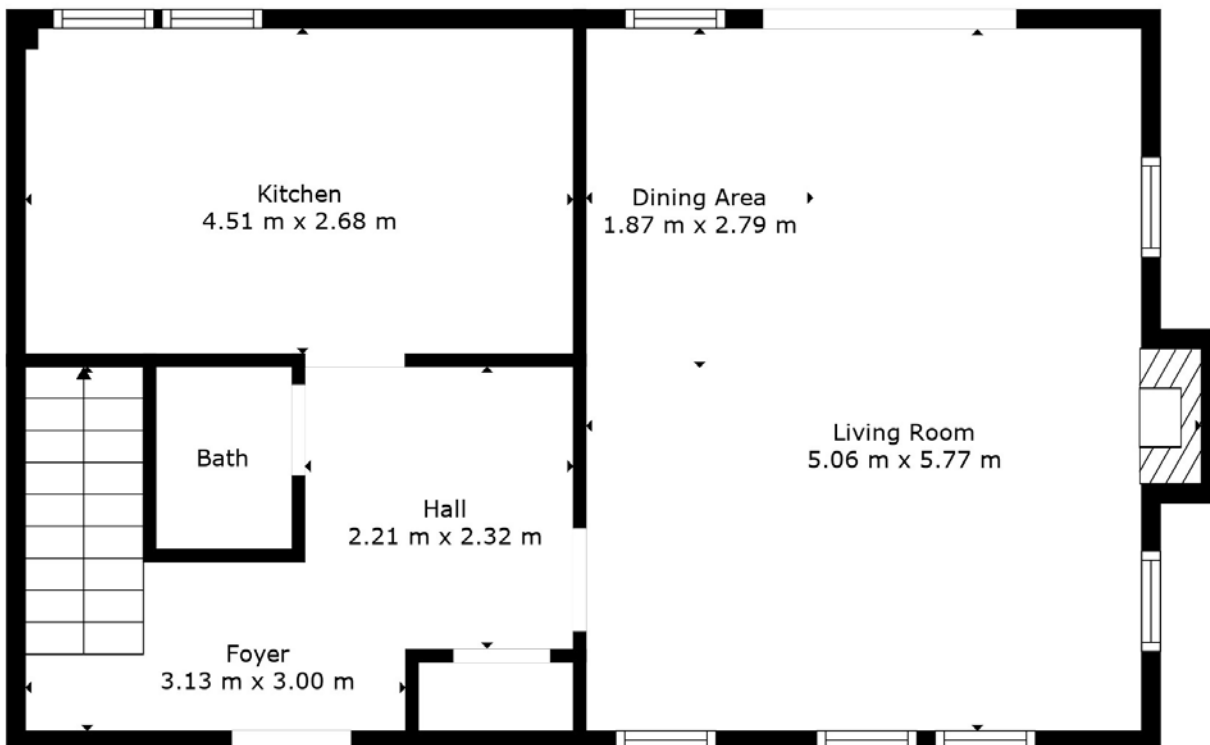
**Bedroom 2**







Floor 2



Floor 1

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: C

Externally, generous grounds synonymous with the luxury inside complete this tranquil home. Number 17 benefits from the sun from morning till night and many an evening will be spent in this zone enjoying the peace, quiet and stunning surroundings. The development features landscaped communal grounds with parking and the property has a single garage with electric door.

The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.





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Enjoying a wonderful location in the landscaped grounds of Gleddoch, an estate of 300 acres, featuring the Gleddoch House Hotel, championship 18-hole golf course and Spa. This exclusive cul de sac is surrounded by countryside with fabulous views to the river Clyde and on a clear day to Ben Lomond.

The well respected village of Langbank is directly adjacent to the M8 motorway which provides first class links to the commercial centres of Glasgow and Paisley and is less than three miles from the Erskine Bridge, providing access to Loch Lomond and Trossachs National Park and many other places of interest. The local primary school has under one hundred pupils and there are a range of both state and private secondary schools in Greenock, Kilmalcolm and Glasgow.

The Clyde coast offers a wealth of attractions and is an international tourist destination with its many renowned championship golf courses including Turnberry, Royal Troon and Prestwick. Catch a ferry to the Isles from nearby Gourock, sail from any number of locations including Kip Marina or cross the Erskine Bridge and take a short drive to Loch Lomond or the Trossachs and beyond. Or for a day at the seaside, head down to the Ayrshire coast, much of which can be reached in half an hour or so.

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