



**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

# Woodgreen

LINTHILLS, LOCHWINNOCH, RENFREWSHIRE, PA12 4DL

# LINTHILLS

LOCHWINNOCH, RENFREWSHIRE, PA12 4DL

'Woodgreen' is positioned in the popular village, Lochwinnoch. The centre of the village of Lochwinnoch has a good range of local shops and amenities that comfortably cater for everyday needs and requirements. There is a good local primary school, with secondary schooling in both the state and private sectors in the district. The village has a number of friendly local pubs, a small bistro and two restaurants. Lochwinnoch is a recognised fairtrade village. There is a Tesco store in Kilbirnie (four miles), a Morrison's store in Johnstone (eight miles) and the Braehead Retail Village (fifteen miles) has M&S and Primark anchor stores, together with an Ikea and a major Sainsbury's store. A complete range of professional services, higher education, culture and retail is also available in Glasgow city, some nineteen miles to the east.

The A737 is the main trunk route to and from Glasgow Airport and the city, as well as south to Prestwick Airport and the Ayrshire coastline. Lochwinnoch has a mainline rail station and has a shuttle bus service to and from the village centre to the station. Leisure services and facilities are wide and varied within the district. Kilmacolm (ten miles) has the Birkmyre Health and Fitness Centre, while at Renfrew (twelve miles) there is a David Lloyd Health and Racquets facility. Inland sailing is available on Castle Semple Loch, where there are sailing and rowing clubs. The coastal town of Largs (twelve miles to the west), has a Marina with associated chandlery services, together with access to the Firth of Clyde and some of the most scenic coastal sailing grounds in western Europe.

Castle Semple lies within the Clyde Muirshiel Country Park, a ranger protected wildlife and outdoor facility with interesting walks and bird sanctuary. From here, there is a link with the Sustrans cycle path and walkway, which connects to many other parts of central Scotland. As with many parts of Scotland, you are never too far from a golf course and Lochwinnoch is no exception with its welcoming and challenging eighteen hole parkland course.



THE LOCATION & VIEW





# WOODGREEN

LINTHILLS, LOCHWINNOCH, RENFREWSHIRE, PA12 4DL

Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination. This beautifully presented and individually designed four bedroom detached villa, with breathtaking views and a sweeping driveway that sets a grand stage for 'Woodgreen' is a particularly picturesque example of contemporary living within the beautiful countryside, you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about. The property sits proudly within impressive well-stocked grounds, extending to approximately twelve acres and invisible from any main road.

Stepping through the main entrance into a welcoming hallway, this sets the tone for the rest of the property and the external grounds. Here you will discover light-filled space and luxury at every turn; to start, a formal lounge and dining area, with a wealth of modern charm that is enhanced with a feature fire which gives the room a real cosy feel, making this the perfect ambience in which to unwind after a hard day. The dining area will play host to evenings of fine dining when entertaining friends and family. Another impressive room is the sunroom/conservatory. This room is flooded with natural light whilst also boasting a spectacular outlook and will be popular with all members of the family. The breakfasting kitchen comes complete with a host of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace.

There are an additional two public rooms pleasantly positioned on this level. The current owners have utilised one as a double bedroom and the other as a family room. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements. A four piece family bathroom suite complete the impressive accommodation on this level.

Journeying upstairs where the crisp and contemporary styling continues, you will discover a further three bright and airy well-proportioned bedrooms, with the master bedroom being further complimented with an ensuite. All of the bedrooms have a range of furniture configurations and space for additional free standing furniture if required. A bathroom suite completes the accommodation on this level.

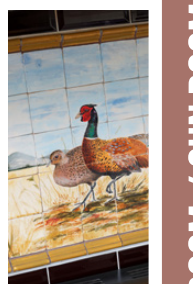
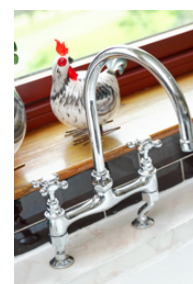
There is a self-contained studio flat above the garage and would be perfect for guests, a teenagers zone or a place for some 'me time'.

The garden grounds are undoubtedly the heart of this beautiful home. Generous grounds are synonymous with the luxury inside complete this tranquil country home. They boast jaw-dropping views of the surrounding area and golf course. The driveway is extensive hard standing for several vehicles, plus there is an integral double garage within the property. For those animal/horse lovers, there is a stable block and a grass paddock, which is ideal for grazing two or three horses.



HALLWAY / LOUNGE





KITCHEN / FAMILY ROOM / SUN ROOM



“ ... A PARTICULARLY PICTURESQUE EXAMPLE OF CONTEMPORARY LIVING WITHIN THE BEAUTIFUL COUNTRYSIDE ... ”



BEDROOMS / EN-SUITE / BATHROOMS

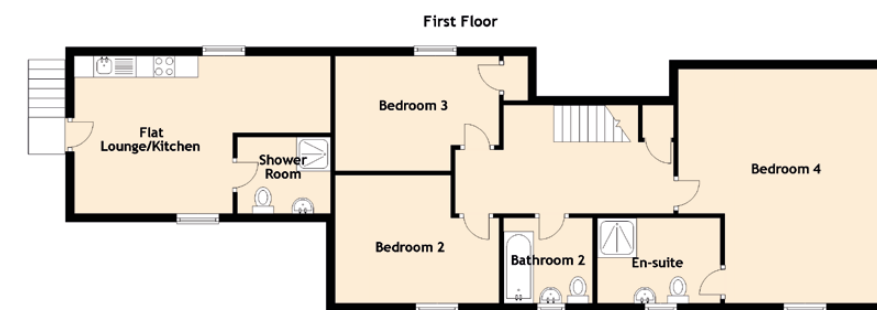
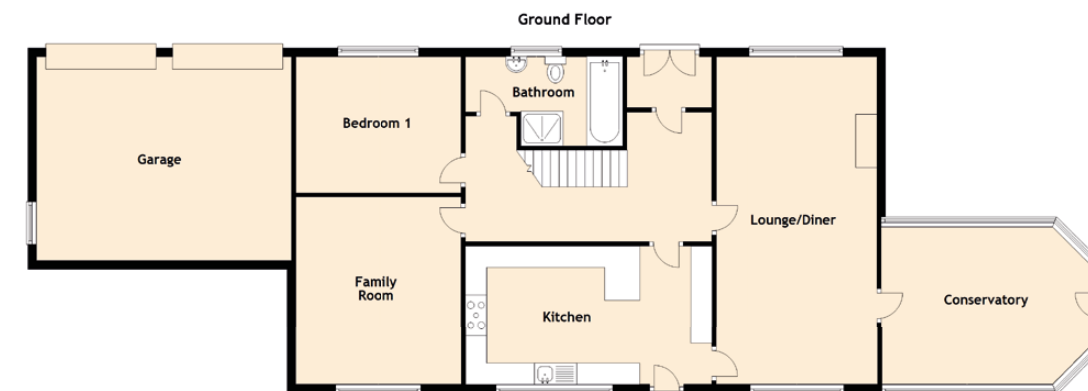


STUDIO FLAT



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner	7.40m (24'3") x 3.80m (12'6")
Conservatory	4.51m (14'9") x 3.70m (12'2")
Kitchen	5.80m (19') x 3.20m (10'6")
Family Room	4.40m (14'5") x 3.90m (12'10")
Bedroom 1	3.90m (12'10") x 3.20m (10'6")
Bathroom	3.70m (12'2") x 2.10m (6'11")
Garage	6.00m (19'8") x 4.80m (15'9")

First Floor	
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 3	3.90m (12'10") x 2.70m (8'10")
Bedroom 4	5.50m (18'1") x 4.90m (16'1")
En-suite	2.90m (9'6") x 2.00m (6'7")
Bathroom	2.10m (6'11") x 2.10m (6'11")

Studio Flat	
Flat Lounge/Kitchen	5.80m (19') x 3.60m (11'10")
Shower Room	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 197m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

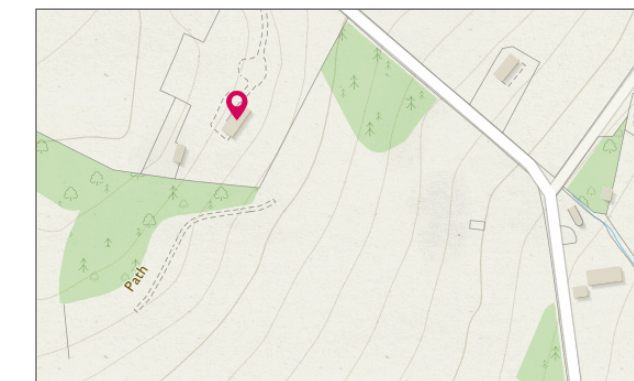


Image credit: <https://www.onlinemapsurvey.co.uk/sample/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**DIANE KERR**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer