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3 Elmbank Road, Langbank PA14 6YT



### 3 Elmbank Road, Langbank PA14 6YT

#### Situation

Elmbank Road enjoys easy access to the amenities of Langbank catering for day to day requirements and is within walking distance of Langbank train station which provides high speed commuting links to Glasgow and the Clyde Estuary. Also within easy commuting distance is Glasgow International Airport, which lies some 11 miles from the property.

The village lies close to the M8 motorway, which provides first class links to the commercial centres Glasgow, Greenock and Paisley, and is approximately 3 miles from the Erskine Bridge which gives access to the Loch Lomond and the Trossachs National Park and some of the finest scenery in the UK.

Langbank Primary School, which has a good reputation, is nearby. Glasgow offers a selection of private schools including Glasgow and Kelvinside Academy, High School of Glasgow, Hutchesons' Grammar School and St Aloysius. St Columba's, the private school in Kilmacolm, is readily accessible from the property.

Braehead shopping complex, Retail Park and leisure complex is to be found within 11 miles of the property and the regenerated waterfront at Greenock offers a wealth of retail outlets. Sport and recreational pursuits are well catered for with two excellent marinas at Inverkip and Largs on the Clyde coast, a David Lloyd indoor tennis complex at Renfrew, and, several local golf courses including Erskine Golf Course and Gleddoch House, which also has a hotel spa and leisure centre.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other equestrian pursuits.



## Description

An impressive and well presented four bedroom detached villa occupying a generous corner plot that has been re-furbished, extended and re-designed. Internally, the property affords a flexible interior, formed over two storeys extending to over 1500 Sqft. The accommodation comprises:

**Ground Floor:** Welcoming reception hallway, family room with French doors to generous sitting room with feature fireplace. French doors give access to the dining room. The dining room connects to the kitchen. Well appointed and refitted kitchen with a full complement of wall mounted and floor standing units, affording access to decked terrace and garden to the rear. A guest WC completes the ground floor accommodation.

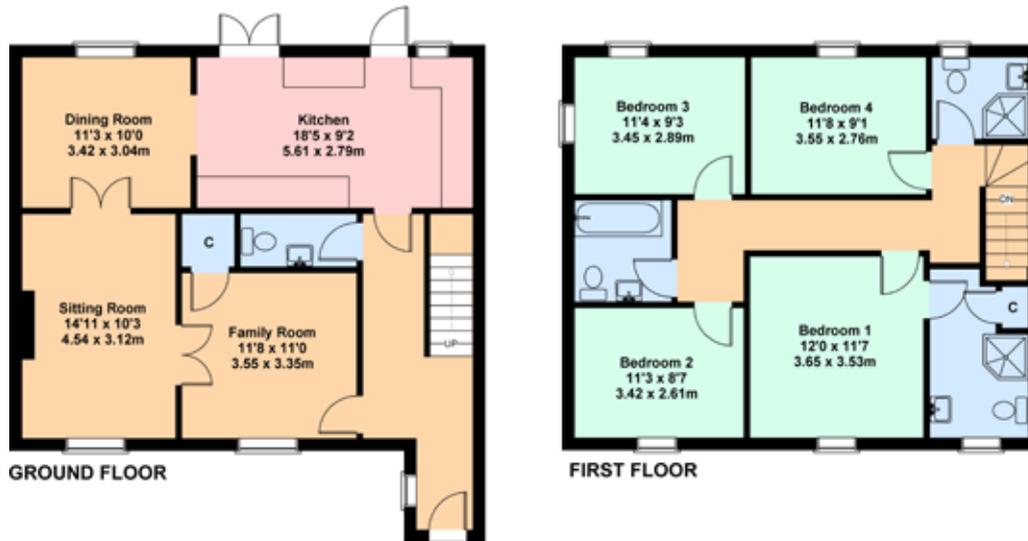
**First Floor:** Spacious master bedroom with refitted shower room, three further bedrooms and attractively refitted house bathroom and separate shower room. Landscaped corner garden grounds. The grounds provide privacy and shelter with a lawn and deck terrace, ideal for entertaining. The property is further complimented by gas central heating and double glazing. A driveway providing off street parking for several cars, leads to a single garage.





## 3 Elmbank Road

Approximate gross internal area 1530 sq ft - 142 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns  
Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

East Renfrewshire Council  
Council Tax Band: F

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band D

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating

### Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

### Property Reference

367

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We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



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