



4 Hall Road

Nemphlar

Situated in the charming rural Hamlet of Nemphlar, set above the ever popular Clyde Valley, 4 Hall Road is a deceptively spacious, three bedroom, mid-terrace villa. The current owners have created a wonderful attic conversion, adding to the space of this family home.

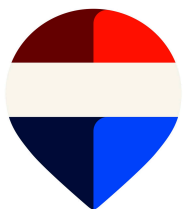
The property is entered from the front into a welcoming entrance hallway. The lounge is generous in size with space for dining and an ornate fireplace provides an attractive focal point to the room. The kitchen has a wide selection of base and wall mounted storage with an integrated electric oven, hob, fridge, freezer and ample space for additional slot-in appliances. Off the kitchen is a rear vestibule with additional storage.

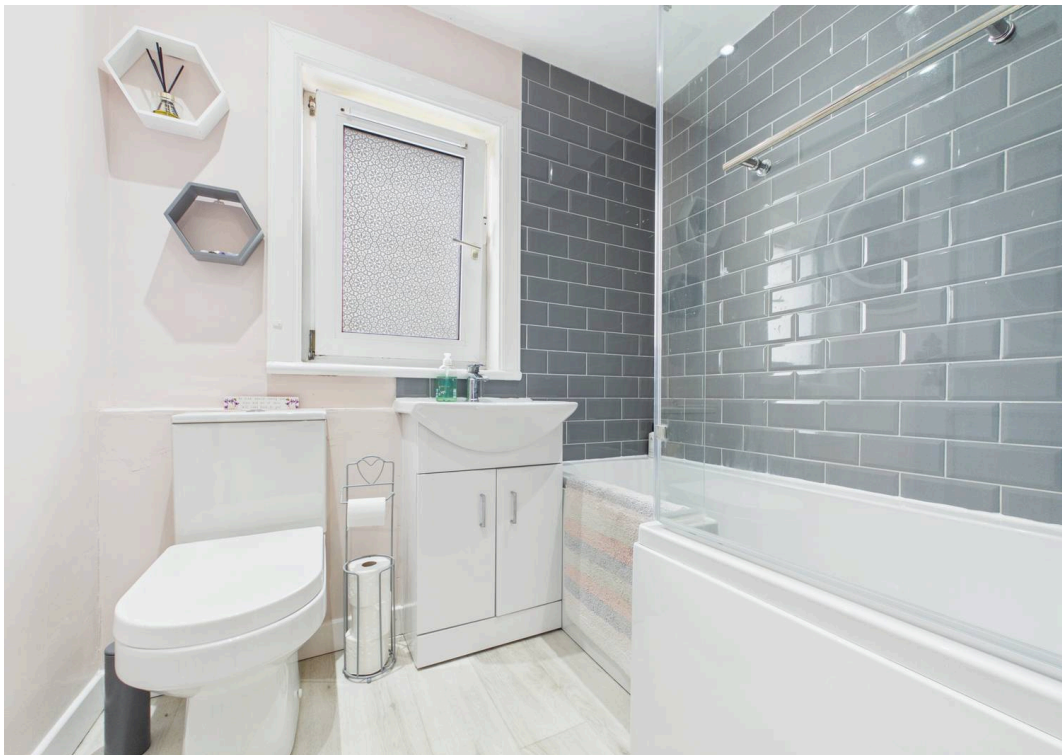
On the first floor is a modern and stylish bathroom with suite comprising, W.C, wash hand basin and bath with shower over. The floor is completed by two well-proportioned double bedrooms.

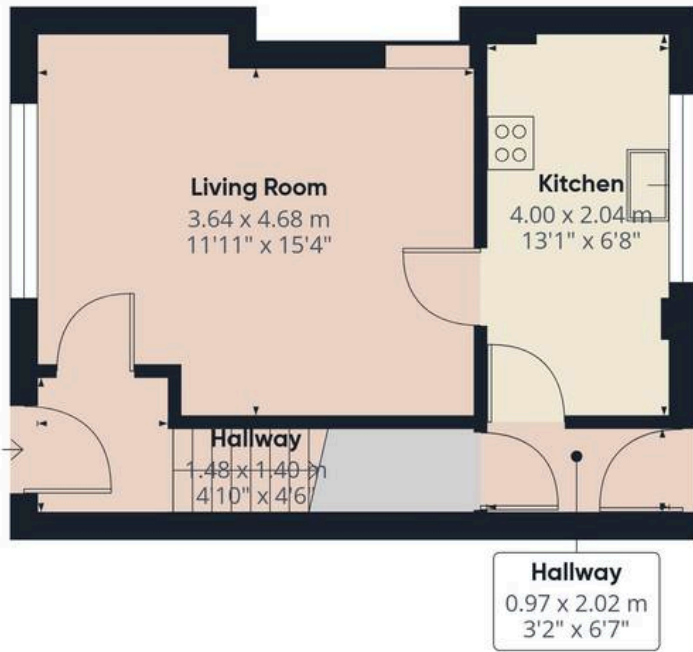
A newly constructed staircase leads to the master bedroom on the second floor.

Externally there is a garden to the front and large garden to the rear which is primarily laid to lawn with patio for al-fresco dining with open country views to the rear.

- Mid Terraced Villa
- Three Bedrooms
- Large Rear Garden
- Open Country Views



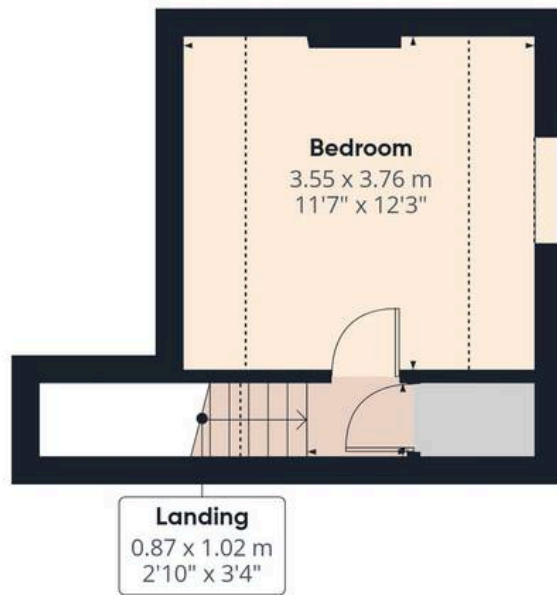




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

78.1 m²
842 ft²

Reduced headroom

4.6 m²
49 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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