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ESTATE AGENCY

**Syrene, Eldin Place**  
Bridge of Weir PA11 3ER

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Set in a much admired address and in a fantastically proportioned plot is Syrene, a detached family villa that whilst requires modernising and upgrading, should be well received on the open market.

A horseshoe tarmacadam driveway with wrought iron gates oat both entrances gives access to this charming home. A set of monobloc steps lead up to an entrance vestibule with single timber outer leaf door leading into a broad reception hallway. The lounge is front facing as is the sitting room, both overlooking the front garden. To the rear is a breakfast kitchen with door to the garden, separate dining room with double doors leading to the conservatory. Also on the ground floor is the house bathroom.

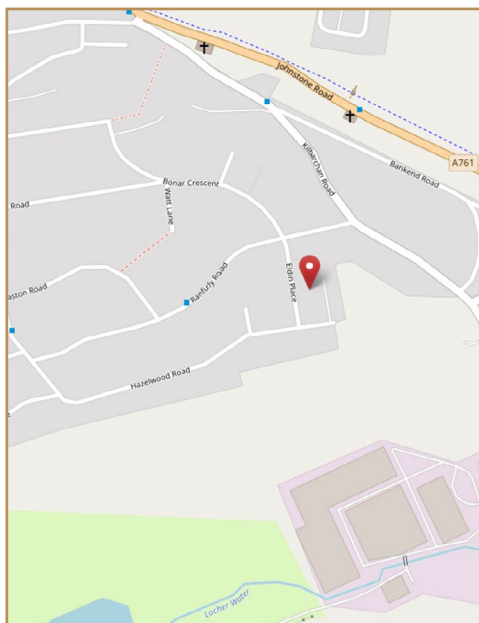
On the first floor there are three bedrooms, the principal having wardrobes across one wall and eave storage on the other.

The outstanding feature of Syrene is the fabulous plot with lawn gardens to the front and rear bordered by mature trees and shrubs. There is a single detached garage as well as a monobloc driveway adjacent to the property itself.

The property does benefit from gas central heating and double glazing. Bridge of Weir is a residential village which offers a range of local shops and facilities which will adequately cater for everyday needs and requirements. Bridge of Weir falls within the Gryffe High School catchment and has its own village Primary School. For the commuting client, Bridge of Weir is located within 3 miles from the bypass which links up with the M8 motorway for connection to the airport, Paisley, Braehead Shopping Centre and Glasgow city centre. Furthermore, the village offers two golf courses, fishing on the River Gryffe and a selection of village pubs and restaurants.







EPC rating

D

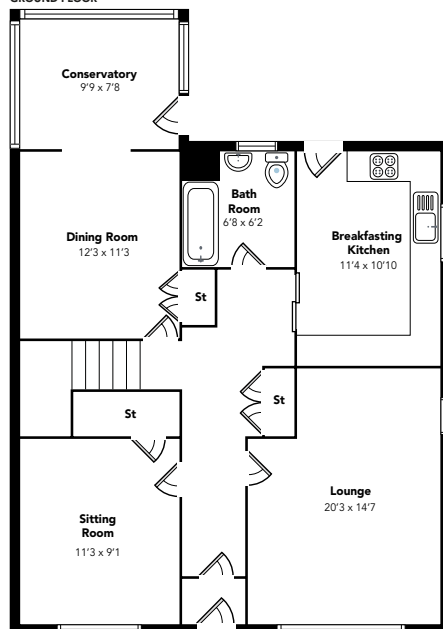
Office

Bridge of Weir

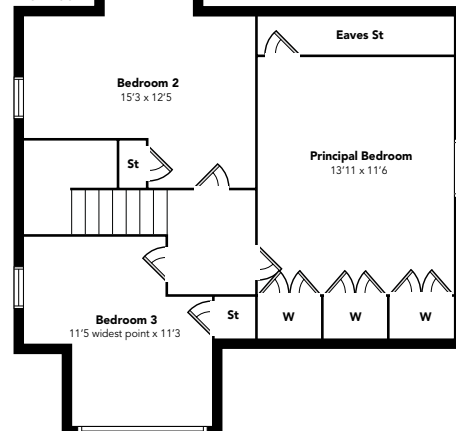
#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

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