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ESTATE AGENCY

**Minack, Eldin Place**

Bridge of Weir PA11 3ER

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'Minack' is a charming, re-developed semi detached villa set in one of Bridge of Weir's most desirable addresses. The property has been meticulously upgraded creating a beautiful family home fit for today's modern living.

Accessed from the side elevation into a vestibule and hallway, the property could easily suit the discerning downsizer as there is a double bedroom as well as a fully tiled shower room on the ground floor. The design has been of a contemporary nature to suit all buyers in fact with the remaining accommodation comprising; front facing lounge, fabulous dining kitchen with high gloss wall & base units and contrasting work surfaces. There are integrated appliances that includes oven, hob, extractor hood, fridge freezer and wine fridge. A set of patio doors leads to the level timber deck that has steps to the private rear garden and terrace. The double bedroom and shower room are as mentioned on the ground floor as well as a utility cupboard.

A carpeted stairwell leads to the first floor where there are three bedrooms and the house bathroom that has a separate walk-in shower.

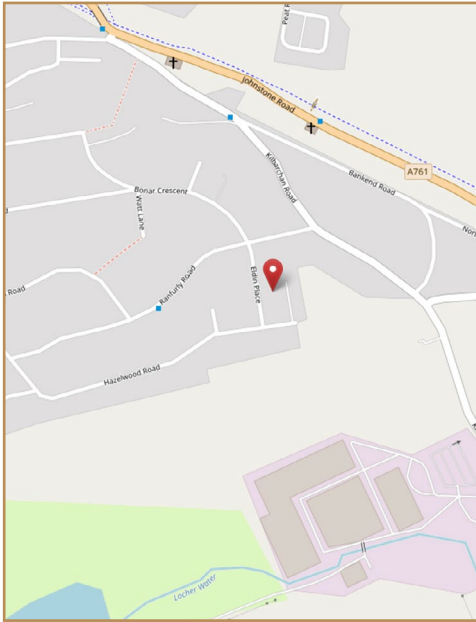
The property sits in a fabulous plot with lawn and stone chipped driveway to the front. The timber gate adds privacy to the rear and leads the sandstone terrace and private lawn garden.

The property benefits 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.





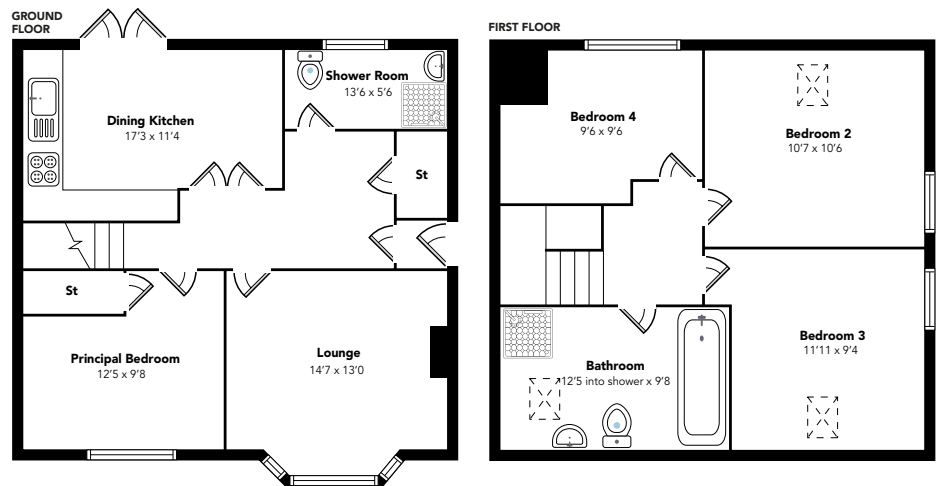


EPC rating  
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Office  
Bridge of Weir

#### 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.



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

## Our Offices

21 Moss Street, Paisley PA1 1BX  
LP7 Paisley  
t. 0141 840 6555  
f. 0141 848 9168  
[paisley@cochrandickie.co.uk](mailto:paisley@cochrandickie.co.uk)

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
f. 01505 615 682  
[bridgeofweir@cochrandickie.co.uk](mailto:bridgeofweir@cochrandickie.co.uk)

  
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