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ESTATE AGENCY

39 Laurel Way,
Quarriers Village PA11 3NH

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Built by Manor Kingdom in 2006 sits Number Thirty Nine Laurel Way, an executive property of some 234 sqm of internal accommodation with landscaped gardens to the rear. The property has neutral décor and features high ceilings, coving and high quality American hardwood finishes, synonymous with older more traditional properties.

The accommodation comprises; formal lounge with limestone fireplace, sitting room, split level breakfast kitchen with access to the conservatory at the rear. Also on the ground floor is a utility room, cloakroom with WC and a conservatory overlooking the rear garden.

The feature stairwell leads to the first floor landing and the bedroom accommodation. The upper landing is an ideal office or study space due to its proportions. The principal bedroom has a walk-in dressing area and en-suite shower room, as does two other bedrooms. A further bedroom and the house bathroom complete the accommodation.

Externally the property is entered into via a set of wrought iron gates that lead to the monobloc driveway and access to the double garage. The wrap around gardens are mainly laid to lawn with a level patio. Stone steps lead to an elevated patio and further section of lawn.

The specification included gas central heating & double glazing.

Quarrier's Village is a tranquil and peaceful location in which to reside, set within equal distance of Bridge of Weir and Kilmacolm, with both of these villages offering a range of shops and amenities which will adequately cater for everyday needs and requirements. For the commuting client, Quarrier's Village is a short drive away from the Johnstone bypass which links up with the M8 motorway for connection to the airport, Paisley, Braehead Shopping Centre and Glasgow city centre.

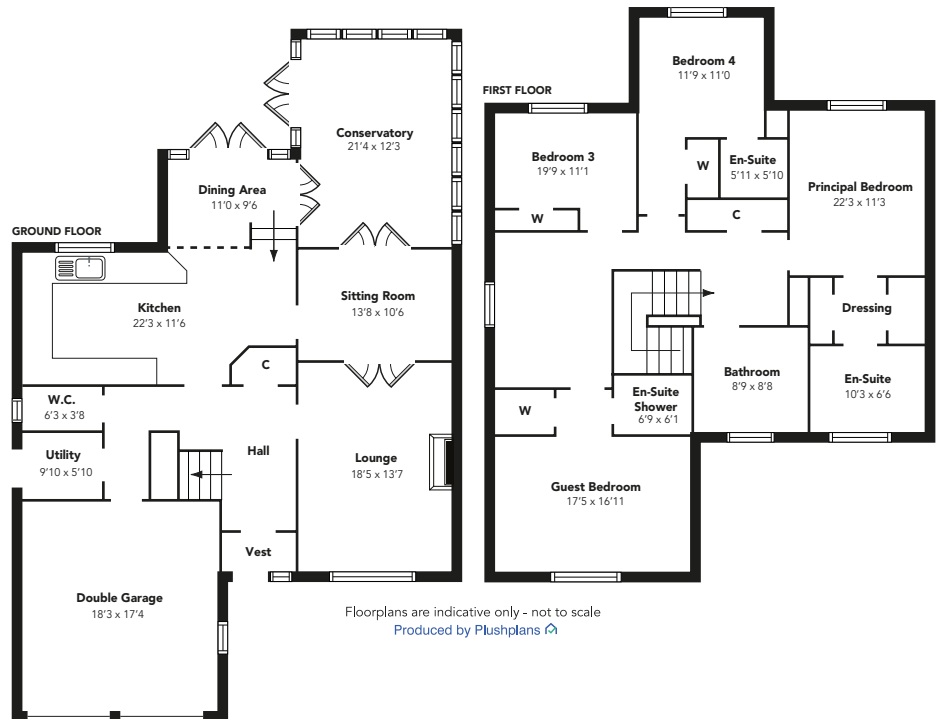




EPC rating
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Office
Bridge of Weir

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.



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