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ESTATE AGENCY

46 The Whins
Kilgraston Road,
Bridge of Weir PA11 3DP

www.cochrandickie.co.uk



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This is an impressive, detached villa built circa 1950 offering spacious accommodation over two levels set within substantial garden grounds, which require modernising and upgrading.

The internal accommodation comprises of a bright entrance porch leading to the entrance hallway with stairs off and under stair storage, an impressive 34' bright and airy lounge/dining room with triple aspect windows to the rear garden, a fitted breakfasting kitchen with wall & floor units, an additional sitting room or additional bedroom. To the rear of the property there is additional storage space, a utility room and separate WC.

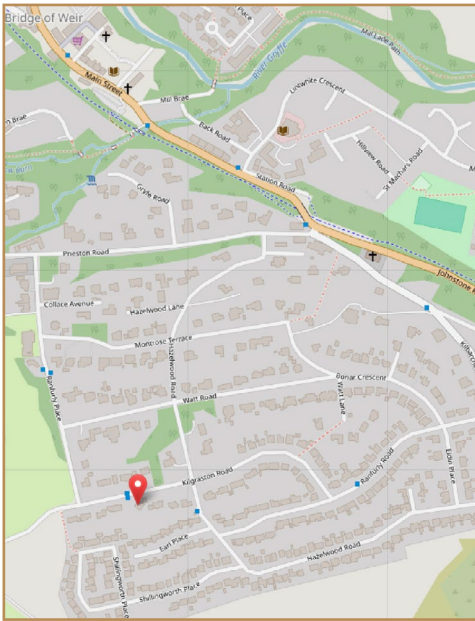
The carpeted stairwell splits in two on the landing, to the left a well proportioned double bedroom with an integral wardrobe and to the right a double bedroom with fitted wardrobes and two further bedrooms. There is also a fully tiled shower room.

The property has substantial front and enclosed rear gardens and a single detached garage that sits at the end of the driveway with parking for several cars.

The specification includes gas central heating and mostly 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.





EPC rating

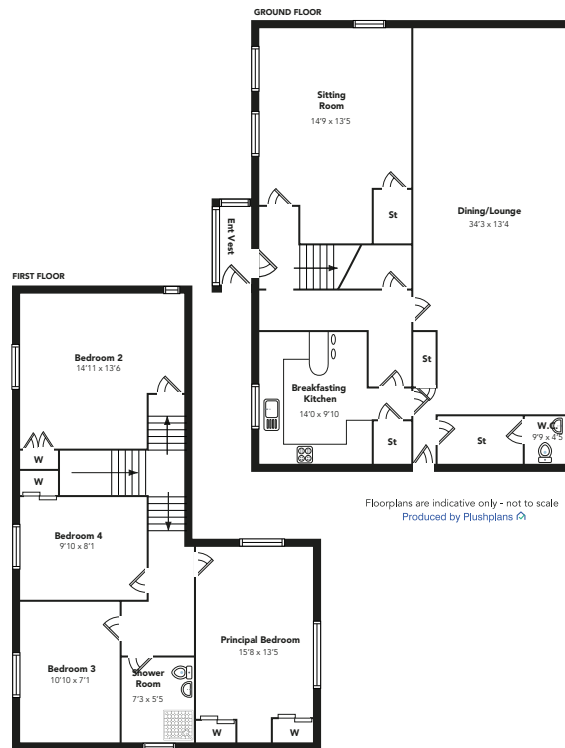
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Office

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.



Our Offices

21 Moss Street, Paisley PA1 1BX
t. 0141 840 6555
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk

