



cochrandickie
ESTATE AGENCY

59 Kelton
Kilgraston Road,
Bridge of Weir PA11 3DP

www.cochrandickie.co.uk







Kelton

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'Kelton' is set in arguably one of the most sought after positions in Bridge of Weir perched at the top of the 15th tee of Old Ranfurly Golf Course. Whether you are a golfer or just enjoy the peaceful outlooks over the course and to the surrounding countryside, the opportunity to move to this home is rare and shouldn't be missed.

The property sits in mature gardens and offers accommodation over two levels. Built circa 1950 the house is currently used as three bedrooms and three public rooms but can easily be used as a four bedroom if required.

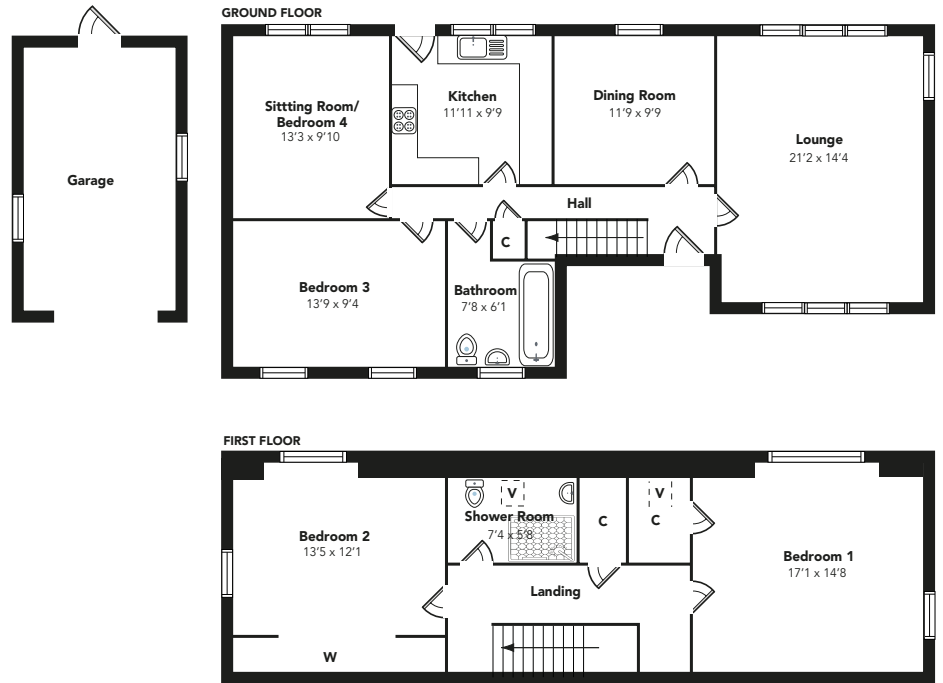
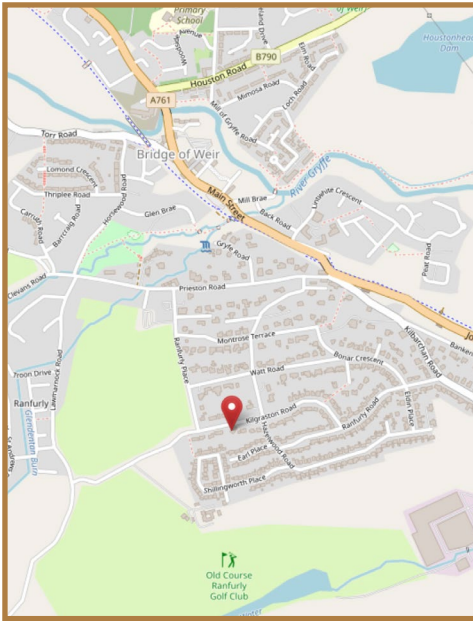
The property has a reception hallway with a stair to the upper level and access to all ground floor apartments. The principle living room sits at the eastern edge of the house and has triple aspects providing fabulous views over the fairways and to the surrounding countryside. It also enjoys Teak, hardwood flooring (which runs from the hallway) and an open, solid fuel fire making it a cosy and welcoming space. The dining room is great for entertaining and has wooden flooring and patio doors to the back garden. There is a fitted kitchen with good worktop surface space and appliances including a washing machine, fridge (with freezer section) and double oven. Adjacent to the kitchen is a flexible apartment currently used as a second sitting room with a southerly aspect and an open fire, however this would also make a useful fourth bedroom. The family bathroom was replaced in 2019 and is tiled with a modern three piece suite. Completing the ground floor accommodation is bedroom three which is a good size and has views to the front of the house. On the upper level there are two further double bedrooms and a shower room. Both the bedrooms are good sized doubles with particular attention drawn to bedroom one which is in a prime position for great views. Each bedroom has fitted storage with wardrobes in bedroom two and a walk in wardrobe in bedroom one. The shower room is sleek and modern and was replaced in 2023.

The specification includes gas central heating, double glazing and the house was re-roofed in 2018. The garage sits beside the house and has also been re-roofed (2017) and furnished with a new up and over power door (2019).

The rear garden is South facing and has a selection of mature plants, shrubs and trees plus an expansive lawn area. There is also a paved area ideal for sitting in the sunshine, outdoor dining and barbecues.

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.





Floorplans are indicative only - not to scale
Produced by Plushplans

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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