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ESTATE AGENCY

**11** Sunningdale Drive,  
Bridge of Weir PA11 3HX

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



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Set within a popular residential locale in the desirable village of Bridge of Weir is this beautifully presented mid terraced villa with well proportioned apartments and the benefit of a converted attic and garage to the rear.

A broad reception hallway leads to the front facing bay dining room which is open plan with the lounge that overlooks the rear. The kitchen has ample wall & base units with contrasting timber work surfaces and integrated oven, hob & extractor hood. A Upvc door leads directly to the garden.

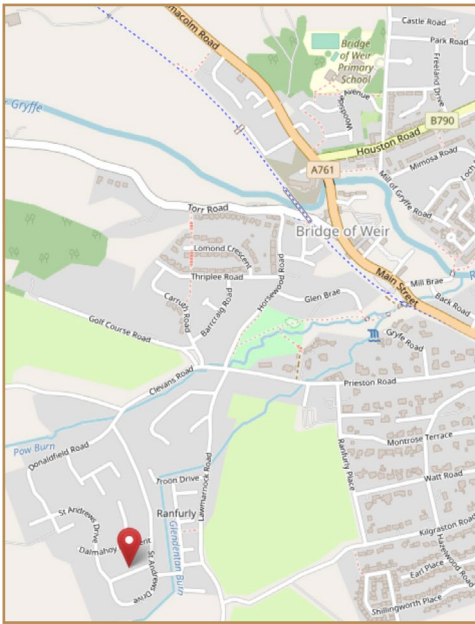
On the first floor there are three generous bedrooms, each having built-in fitted wardrobes. The house bathroom has been upgraded with new WC, wash hand basin and bath with plumbed-in shower over. A further stairwell leads to the attic where the principal bedroom can be found with en-suite shower room off. Natural light is provided via four separate Velux windows.

Externally there is a stone chipped garden to front and to the rear a level lawn with lane access to the single garage.

The specification includes gas central heating, security alarm system 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 and Primary School catchment area. 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

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.



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

## Our Offices

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