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ESTATE AGENCY

**71** Hazelwood Road,  
Bridge of Weir PA11 3DX

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Seventy One Hazelwood Road is a beautifully presented semi detached villa, upgraded in recent years including new roof and Upvc windows.

The reception hallway has storage and gives access to the front facing lounge with double aspect windows and a feature marble fireplace. The kitchen faces the rear and has high gloss wall & base units with integrated oven, hob and extractor hood and a Upvc door leading directly to the garden. also on this floor is a separate dining room with double doors leading to a fantastic sun room that also has double doors to the fabulously proportioned garden.

On the first floor there are three bedrooms, the principal bedroom is of excellent proportions and includes two walk-in wardrobes and exposed beams. Both of the other bedrooms also benefit from built in fitted wardrobes. Completing the accommodation is a fully tiled shower room.

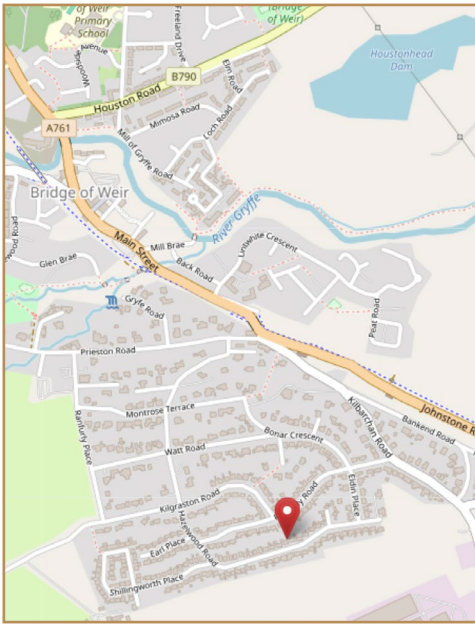
The rear garden is of great proportions and has a patio and lawn with gated access to the front and the single garage.

To the front is some lawn and adjacent to the property is a monobloc driveway that provides ample parking and access to a single detached garage.

In recent times the property has gone through a refurbishment program that includes new roof in 2018 and new Upvc windows in 2017.

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 with free transport to and from. 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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