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ESTATE AGENCY

4 Barassie Drive,
Bridge of Weir PA11 3HB

www.cochrandickie.co.uk



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Set within a cul de sac location is this unique and rare to the market detached villa that has been comprehensively modernised, re-modelled and upgraded in a contemporary fashion, set in the desirable village of Bridge of Weir adjacent to fields with stunning open aspects.

Externally there is a stone chipped driveway to the front and side providing parking for several cars. The former garage is now a home office or could be an independent bedroom as required. The rear garden South West facing and is mainly laid to lawn with a substantial timber deck directly from the rear of the property. The adjacent fields provide a fantastic outlook to a very contemporary family home.

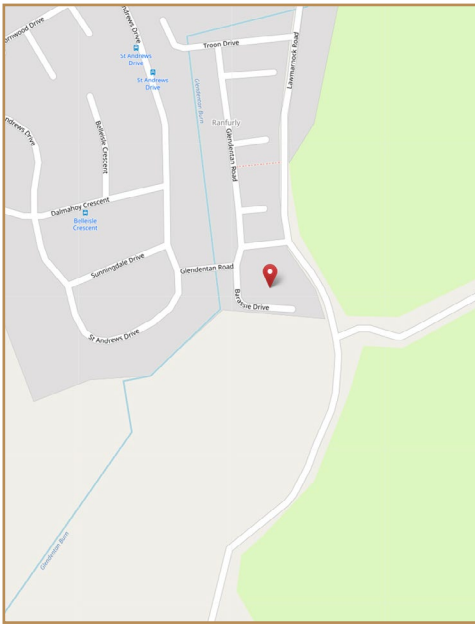
An entrance vestibule leads into the reception hallway. The fabulous dining/ breakfast kitchen is to the left (front facing) and has high gloss wall 7 base units with an engineered oak work surfaces with breakfast bar for casual dining. There is ample space for a dining table set in front of bi-fold doors that overlook the rear garden. There is also a convenient single door which also accesses the deck and garden. A double bedroom and shower room are also in the ground floor and of course the stunning lounge with its full length bi-fold doors that open onto the deck overlooking not only the garden but the fields adjacent.

The specification includes gas central heating and new double glazing.

A carpeted stairwell with contemporary balustrade leads to the first floor where there are two double bedrooms and the house bathroom.

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

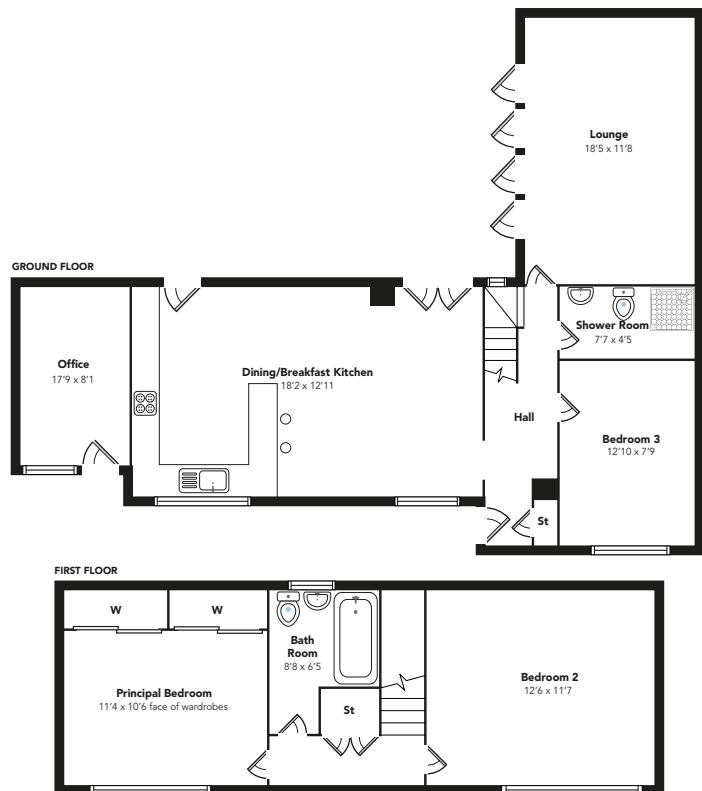
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Office

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.



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

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