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Add: Cockburn & Co.
Burngill Place
Main Street
Bridge of Weir
PA11 3PF

**FOR
SALE**

Cockburn
& Co.
Solicitors
Bridge Of Weir

**1 ELM ROAD,
BRIDGE OF WEIR,
PA11 3NE**

OFFERS OVER £100,000



Viewing highly recommended for this rarely available 2 bedroom End Terraced Villa with garage and monobloc driveway. The property which has been well maintained throughout and offers good sized accommodation comprising lounge, kitchen, two double bedrooms and shower room. The property also benefits from gas central heating, double glazing and easily maintained garden areas. Bridge of Weir is a much desired residential area with easy commuting links to Glasgow and surrounding areas. The property is also within the catchment area for the local Primary Schools and also Gryffe High School.

ENTRANCE PORCH & HALLWAY

Entry to the property is gained by a partly glazed porch with inner door to lower hallway. Access to lounge. Carpeted stairs to upper floor.

LOUNGE 16'2" x 12'2"

Good sized lounge with window to front. Marble effect fireplace with living flame gas fire. Built-in cupboard. Wall lights. Fitted carpet. Venetian blinds. Half glazed door to kitchen.

KITCHEN 13'10" x 8'2"

Good sized fitted kitchen with white ceramic sink. Free standing gas cooker, washing machine, tumble dryer and fridge/freezer all included in price. Two deep walk-in cupboards. Window to rear. Roller blind. Half glazed door to rear garden.

UPPER LANDING

Fitted carpet to stairs and upper landing. Window to side. Door access to bathroom and bedrooms.

BEDROOM I 12'2" x 13'11"

Good sized double room with outlook to front. Walk in cupboard plus built-in storage cupboard. Fitted carpet. Venetian blinds.

BEDROOM II 11'11" x 10'2"

Good sized double room with outlook to rear. Built-in storage cupboard. Fitted carpet. Venetian blinds.

SHOWER ROOM 8'0" x 6'2"

Modern fully tiled shower room. Corner shower unit with matching white toilet and hand basin. Opaque window to rear.

GARAGE & PARKING

Single timber garage with monobloc driveway.

GARDENS

Well maintained and easily maintained garden areas to front with chips and to lawn at rear. Shed.

DIRECTIONS

From our office in Main Street proceed along Houston Road turning second right into Elm Road and No. 1 can be found on your left hand side. Look out for our sign.

EPC Rating

C

ENTRY

By negotiation.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,
Burngill Place, Main Street, Bridge of Weir.
Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. 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.

