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

GSPC
PROPERTY

Cockburn
& Co.
Solicitors
Bridge Of Weir

**10 GORSE CRESCENT,
BRIDGE OF WEIR,
PA11 3LX.**

OFFERS AROUND £80,000



A good opportunity to purchase this 2 bedroomed mid terraced villa situated in a popular residential area of Bridge of Weir. The property requires a degree of modernisation but has the benefit of gas central heating, double glazing and downstairs WC. Bridge of Weir is a much desired residential area which has the advantage of easy commuting links to Glasgow, Paisley, Glasgow Airport and Braehead Shopping Centre. Bridge of Weir has the attraction of a country setting with good social and recreational facilities nearby. The property is also within the catchment area for the local Primary Schools and also Gryffe High School.

ACCOMMODATION:-

PORCH, HALLWAY & WC

Enter via sliding double glazed door into small porch area with door into lower hallway. Fitted carpet. Stairs to upper hallway. Downstairs WC with white 2 piece suite.

LOUNGE/DINING ROOM 10' x 21' (at widest point)

Good sized lounge with space for dining. Windows to front and rear. Coal effect electric fire with surround. Fitted carpet. Venetian Blinds. Door to kitchen.

KITCHEN 11' x 7'4"

Good sized kitchen. Stainless steel sink. Double glazed door to rear garden. Window to rear. Laminate flooring.

BEDROOM 1 14'11" x 10'

Master bedroom with double glazed window to front. Fitted bedroom furniture included in sale. Two deep built-in cupboards, one housing the boiler. Fitted carpet.

BEDROOM 2 11'6" x 10'10"

Double bedroom with outlook to rear. Built in cupboard. Fitted carpet.

BATHROOM 6'1" x 5'6"

White three piece suite with electric shower over bath. Opaque glazed window to rear. Vinyl flooring.

GARDENS

Easily manageable front and rear gardens with a range of potted plants and evergreen shrubbery. Drying area. Patio Area.

EPC

D Rating

DIRECTIONS

From our office in Main Street proceed along Main Street through the village centre going in the Paisley direction. Turn left into Lintwhite Crescent follow road down to junction of Moss Road/Peat Road. Turn right into Peat Road and then left into Gorse Crescent. Look out for the GSPC sign.

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.

