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

**FOR
SALE**

Cockburn
& Co.
Solicitors

Bridge Of Weir

**15 LOCH ROAD,
BRIDGE OF WEIR,
PA11 3NB**

OFFERS OVER £80,000



Good opportunity to purchase a spacious Upper Cottage Flat in quiet residential area. Bridge of Weir is a popular residential area with many local amenities and has good transport links to Glasgow and the surrounding areas. The property is within easy reach of the local Primary Schools and Gryffe High School. Good sized lounge, 2 double bedrooms (one currently used as a dining room), fully fitted kitchen and shower room. Fully double glazed. Gas central heating.

ENTRANCE

Enter into hallway, stairs to upper floor.

LOUNGE: 12' x 15'10"

Good sized bright room with outlook to front. Fireplace with living flame gas fire. Door to bedroom 2.

BEDROOM 1: 13'6" x 12'1" (widest point)

Bright double room with outlook to rear.

BEDROOM 2: 13'5" x 9'5"

Accessed from lounge is this good sized room which could easily be used as a bedroom or dining room. Window to rear.

KITCHEN: 12'1" x 6'1" x 7'3"

L shaped kitchen with wall and floor mounted units. Stainless steel sink with mixer tap. Window to front.

SHOWER ROOM: 6'5" x 4'11"

Modern shower room with electric shower. Chrome heated Towel Rail. White clad ceiling with down lighters. Opaque window to side.

GARDENS:

Easily kept front, side and rear garden areas with separate shared drying area. Summerhouse, greenhouse and garden shed are all included in the sale price.

DIRECTIONS

From our Office turn right into Houston Road proceed along turning right into Elm Road continue down Elm Road and turn right into Loch Road proceed down and number 15 is on your right 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.

