

email: admin@cockburnandco.com

tel: 01505 690 500

fax: 01505 690 235

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

**FOR
SALE**

Cockburn
& Co.
Solicitors

Bridge Of Weir

**37 MOSS ROAD,
BRIDGE OF WEIR,
PA11 3LP**

OFFERS AROUND £95,000



Viewing highly recommended for this 3 bedroomed mid terraced villa in popular residential area. The property is tucked off the main thoroughfare with attractive outlook to front. The property benefits from full double glazing and gas central heating. 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.

ENTRANCE

Enter into lower hallway. Stairs to upper hallway. Deep downstairs walk-in cupboard. Fitted carpet.

LOUNGE/DINING ROOM

11'5" x 20'2" (at widest point)

Good sized lounge with space for dining. Fire and surround. Windows to front and rear. Fitted carpet. Vertical blinds. Door to kitchen.

KITCHEN 11'8" x 9'3" x 7'1"

Fully fitted L shaped kitchen with a good array of wall and floor mounted units with built in hob, oven and extractor. Laminate tile effect flooring. Stable style door to rear garden. Window to rear.

UPPER HALLWAY

Door access to all bedrooms and bathroom. Good sized cupboard housing Worcester combi boiler.

BEDROOM 1 13'10" x 11'3"

Master bedroom with window to front. Fitted carpet. Vertical blinds.

BEDROOM 2 13'11" x 10'3"

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

BEDROOM 3 6'1" x 12'4"

Single bedroom with outlook to front. Two Built in cupboards. Fitted carpet.

BATHROOM

Fully tiled bathroom with white three piece suite with electric shower over bath. Opaque window to rear.

EPC: D - 67 Rating

GARDENS

Easily manageable front and rear gardens. Drying area.

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 into Moss Road and number 37 can be found on your lefthand side. Look out for our For Sale 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.

