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

**FOR
SALE**

Cockburn
& Co.
Solicitors
Bridge Of Weir

**49 GORSE CRESCENT,
BRIDGE OF WEIR,
PA11 3LX**

OFFERS AROUND £90,000



A good opportunity to purchase this 2 bedroomed mid terraced villa situated in a popular residential area of Bridge of Weir. The property requires modernisation which has been reflected in the price. 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. Downstairs walk-in cupboard.

LOUNGE/DINING ROOM 11'9" x 21'2" (at widest point)

Good sized lounge with space for dining. Windows to front and rear. Door to kitchen.

KITCHEN 11'0" x 9'0" x 6'2"

Good sized L shaped kitchen. Door to rear garden. Window to rear.

BEDROOM 1 14'0" x 10'10"

Master bedroom with window to front.

BEDROOM 2 14'0" x 10'7"

Double bedroom with outlook to rear.

BATHROOM

White three piece suite. Opaque window to rear.

GARDENS

Front and rear gardens. Drying area

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.

