

# Cockburn & Co.

Solicitors & Estate Agents  
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**8 STRATHGRYFFE CRESCENT  
BRIDGE OF WEIR  
PA11 3LG**

**OFFERS OVER £185,000**



Rarely available three apartment Detached Bungalow forms part of a small development situated on edge of Village adjacent to the main road to Kilmacolm with outlook to open countryside. Viewing is highly recommended. The property has many attractive features and benefits from landscaped gardens, garage, driveway, full gas central heating and double glazing. 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 is set within a country setting with good social and recreational facilities nearby. The property is also within walking distance of all local amenities, local Primary School, shops, Doctors' Surgery and the local bus services.

**PORCH 4'3" x 3'4"**

UPVC double glazed door with full height side panel. Door to lounge. Fitted carpet.

**LOUNGE/DINING 17'2" x 12'6"**

Well appointed lounge with ample space for dining. Bay window to front and small window to side. Gas living flame fire on marble hearth. Door access to bedroom 2, inner hallway and kitchen. Fitted carpet. Vertical blinds.

**KITCHEN 9'2" x 7'4"**

Fitted kitchen with a range of floor and wall mounted units. Window and door to rear. White goods included in sale. Tile effect flooring.

**CONSERVATORY 11'11" x 7'5"**

Accessed from kitchen is this good sized conservatory overlooking rear garden and countryside beyond. Venetian blinds. Laminate effect flooring.

**INNER HALLWAY**

Access to loft. Fitted carpet. Built-in boiler cupboard with shelves.

**BEDROOM 1 10'4" x 9'8"**

Master bedroom with double glazed window to rear. Built in wardrobes with hanging rails and shelving. Fitted carpet. Vertical blinds.

**BEDROOM 2 9'2" x 11'3"**

Currently used as a dining room is this good sized double room with outlook to front. Fitted carpet.

**SHOWER ROOM 5'6" x 6'3"**

Fully modernized shower room with walk-in shower cubicle. Tiling to walls and wet boards to shower area. Towel rail. Window to side.

**GARDENS**

Attractive and easily maintained garden areas to front, side and rear incorporating an array of mature evergreen bushes, shrubs and lawn areas.





## **GARAGE & PARKING**

Garage with driveway.

## **DIRECTIONS**

From our Office head towards Kilmacolm and Strathgryffe Crescent can be found on your lefthand side after the Doctor's surgery. Turn into Strathgryffe Crescent and number 8 can be found on your righthand side. Look out for our For Sale Board.

## **EPC**

Band D

## **VIEWING**

Viewing is by arrangement.

Telephone Cockburn & Co., on  
01505 690500

or send an email to:

[admin@cockburnandco.com](mailto:admin@cockburnandco.com).

We would recommend that all interested parties register their interest.

## **ENTRY**

By negotiation.

## **OFFERS**

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,  
Burngill Place,  
Main Street,  
Bridge of Weir.  
PA11 3PF

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.

**VIEW THE SCHEDULE ONLINE AT  
[COCKBURNANDCO.COM](http://COCKBURNANDCO.COM)**

