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

**GSPC**  
PROPERTY

GSPC REF : 243815

Cockburn  
& Co.  
Solicitors  
*Bridge Of Weir*

**19 BRAEMAR ROAD,  
INCHINNAN,  
PA4 9QB**

**OFFERS OVER £180,000**



Excellent opportunity to purchase a 5 apartment detached bungalow with double glazing and central heating in an attractive location within the village of Inchinnan. The property offers excellent family accommodation. The property is ideally located and gives the benefits of living within a village community with all amenities including the local primary school within easy walking distance and easy access to Glasgow, Paisley, Braehead and Glasgow Airport.

### **HALLWAY**

Enter through double glazed PVC Door with window to front. Good size hallway with door access to lower rooms. Staircase to upper floor. Fitted carpet.

### **LOUNGE 14' x 11'10"**

Attractive lounge with bay window to front. Feature fireplace. Door to kitchen. Vertical blinds.

### **KITCHEN 16'6" x 6'4"**

Fully fitted modern kitchen with built-in appliances. Tile effect laminate flooring. Double windows overlooking rear garden. Door to garden.

### **BATHROOM 6'5" x 5'9"**

Originally the family bathroom but has been adapted to a walk-in shower. Fully tiled. Window to rear. Chrome towel rail.

### **DINING ROOM/BEDROOM 1 11'6" x 11'6"**

Presently used as a bedroom but originally used as a dining room. Fitted carpet. Vertical blinds.

Bright room with attractive

### **BEDROOM 2 7'11" x 8'11"**

Ideal single bedroom or study area with bay window to rear.

### **BEDROOM 3 10'11" x 10'8"**

Good size double room with velux window to front. Eaves storage. Roller blind.

### **BEDROOM 4 10'11" x 10'8"**

Another good size double room with velux window to front. Roller blind.



### **SHOWER ROOM 5'6" x 5'7"**

Wc, vanity sink and shower cubicle. Velux window to front. Tiled floor.

### **GARDEN**

Attractive and easily maintained gardens laid out with shrubs and lawn areas.

### **GARAGE & PARKING**

Single garage to side of house with driveway providing parking space for 2 cars



## **EPC**

Band E

## **DIRECTIONS**

Coming into Inchinnan along Old Greenock Road take slip road off at Bus Garage and turn left into Braemar Road. Proceed along and Number 19 can be found on your righthand side at the end of the road. Look out for the GSPC sign.

## **VIEWING**

Highly recommended and is by appointment only.

Telephone Cockburn & Co., on

01505 690500

or send an email to:

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.



