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Burngill Place
Main Street
Bridge of Weir
PA11 3PF

GSPC
PROPERTY

GSPC REF : 243815

Cockburn
& Co.
Solicitors
Bridge Of Weir

**ST. RULE
HOUSTON ROAD,
BRIDGE OF WEIR
PA11 3PX**

OFFERS OVER £245,000



Situated in the heart of Bridge of Weir and in walk-in condition throughout detached bungalow which will appeal to professional persons and families alike. Viewing is highly recommended by the Selling Agents to appreciate the quality features within the property and the good sized accommodation on offer. The property benefits from full double glazing, gas central heating, solar panels and wood burning fire. Bridge of Weir makes an ideal place to reside with a wide range of shops and amenities and enjoys easy commuting links to Glasgow and the surrounding areas. Bridge of Weir also benefits from a good choice of schools and is in the catchment area for Gryffe High School.

ACCOMMODATION

Comprises, lounge/dining room, fully fitted kitchen, master bedroom with ensuite shower room, 2 further bedrooms, family bathroom and conservatory.

ENTRANCE

Enter through UPVC door into hall. Attractively decorated in modern colour scheme. Wooden flooring. Two built-in cupboards.

LOUNGE/DINING AREA 20'5" x 13'9"

Modern lounge with space for dining with windows to front and side. Bay window to front and window to side. A feature of this room is the log burning stove with tiled hearth. Wooden flooring. Picture wall lights.



KITCHEN 12'11" x 7'9"

Enter from hall into this well fitted kitchen with an ample array of wall and floor mounted units. Stainless steel sink. Attractive tiling to splashback areas. Door access to conservatory. Window to side.



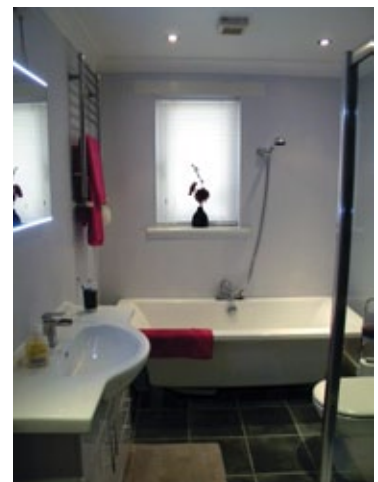
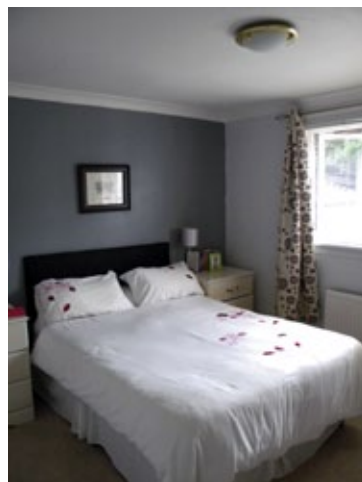
CONSERVATORY 15'9" x 12'1"

Enter from kitchen into this excellent sized conservatory overlooking rear garden. Roller blinds. Door access to garden.

MASTER BEDROOM with ENSUITE SHOWER ROOM

11'0" x 9'10" & 6'4" x 2'5"

Good sized master bedroom with outlook to rear. Built-in wardrobe. Fitted carpet. Vertical blinds. Ensuite shower room with window to side.



BEDROOM 2 11'2" x 8'10"

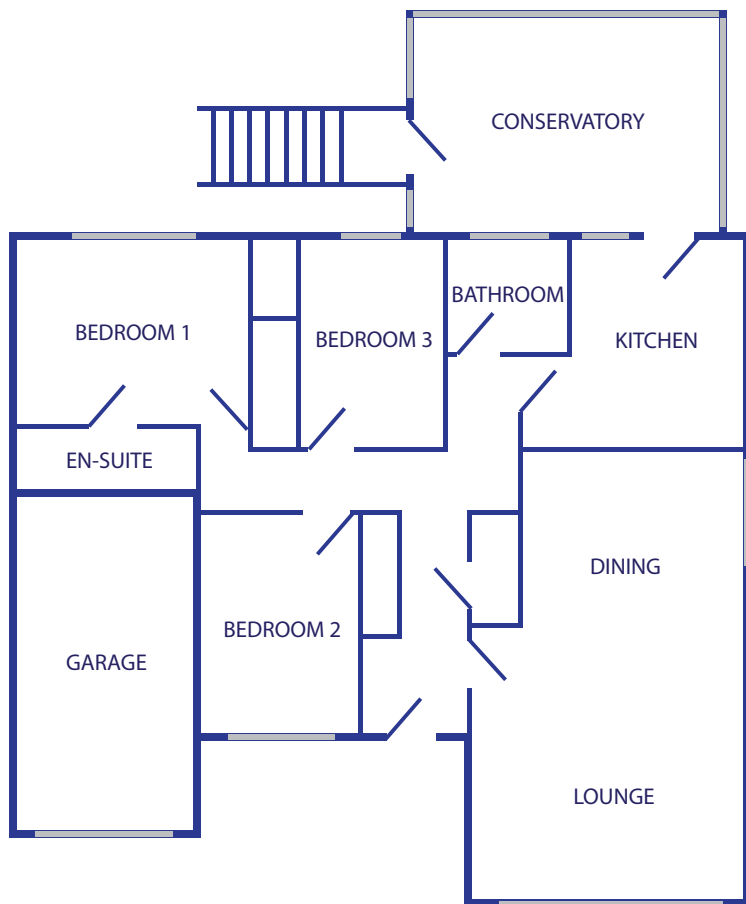
Double bedroom with outlook to front. Built-in wardrobe. Fitted carpet.

BEDROOM 3 10'10" x 7'4"

Single bedroom with outlook to rear. Built-in cupboard. Fitted carpet.

BATHROOM 5'7" x 8'9"

Good sized family bathroom with window to rear. Modern white 3 piece suite with separate walk-in shower cubicle. Downlighters. Tiled effect flooring.



FLOOR PLAN IS NOT TO SCALE

GARDENS & OUTBUILDINGS

Undoubtedly a feature of the property is the well maintained and landscaped garden areas to the front and rear. The front gardens have a grassed area with a range of evergreen shrubs and bushes. The rear gardens have also been maintained to a high standard and enjoys a tree line back drop. The rear gardens also incorporates three garden sheds and one log store.

GARAGE & PARKING

The property has an integral single garage with up and over door and space for parking of 2/3 vehicles.

EPC

Band B

DIRECTIONS

From our office in Main Street turn right into Houston Road and St Rule can be found on your right hand side. 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

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