

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

tel: 01505 690 500

fax: 01505 690 235

Add: Cockburn & Co.  
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"**

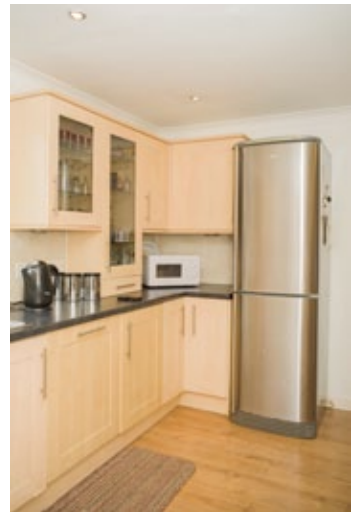
Double bedroom with outlook to front. Built-in wardrobe. Fitted carpet.

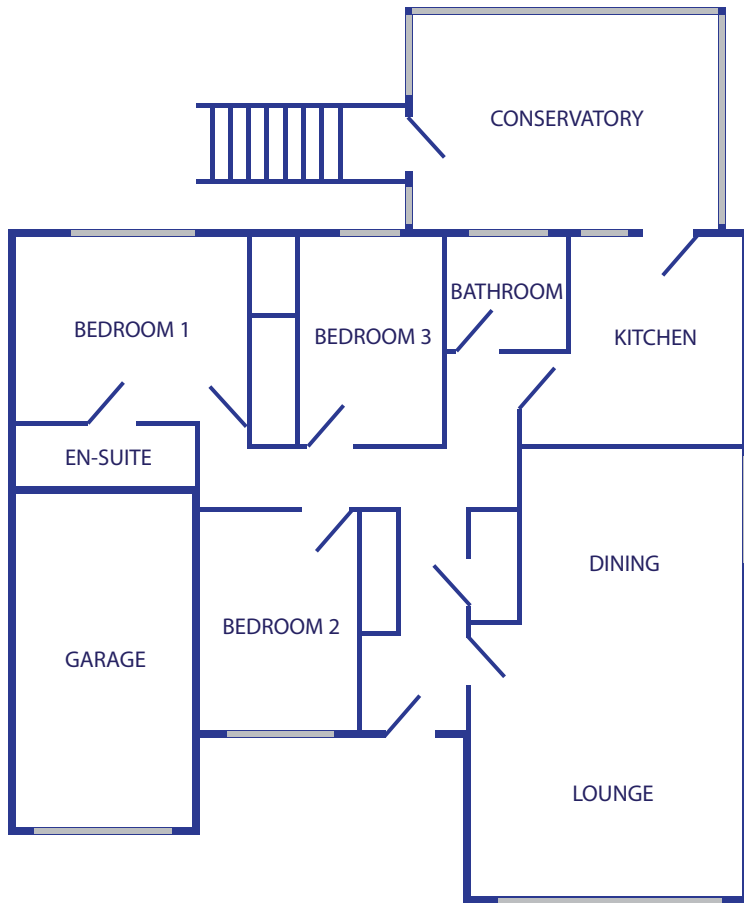
### **BEDROOM 3 10'10" x 7'4"**

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](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.



