

A quirky and sophisticated two bedroom apartment with unique mezzanine level

Offering outstanding views from its elevated setting



I/I, II Castle Terrace

Bridge of Weir, Renfrewshire, PA11 3EF



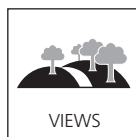
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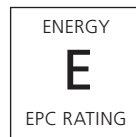
RESIDENTS



BUS LINKS



VIEWS



ENERGY

E

EPC RATING



Bridge of Weir offers a good range of local shops and services, which easily cater for everyday needs and requirements. The village has a local state primary school and Houston has Gryffe High School. Kilmacoll village (four miles) has the independent St Columba's, with its enviable record of academic achievement. Glasgow has further independent schooling.

The Braehead & Silverburn retail villages are around ten miles, where there are a tremendous range of High Street multiples, together with Marks & Spencer and Sainsbury's anchor stores. Braehead also has an IKEA furniture store. The city, at fourteen miles, has all the cultural, higher educational and leisure services normally associated with a major international centre.

Bridge of Weir has two fine golf courses, Old Ranfurly &

Ranfurly Castle, both of which are challenging 18-hole, parkland golf courses and are within a short stroll of the property. The River Gryffe runs through the centre of Bridge of Weir and it is possible, by permit, to fish for brown trout, sea trout and salmon; the river has runs of salmon at the back end. Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina services, as well as some of the UK's most scenic and enjoyable coastal sailing.

The village has a regular bus service to Glasgow and there is a main line rail station at Johnstone (four miles). Glasgow Airport is only 6 miles and offers domestic and international flights. The A761 leads to the A737 and subsequently to the M8 motorway corridor, which provides fast access to central Scotland and beyond.





1/1,11 Castle Terrace

This quirky first floor, two bedroom apartment is positioned within Castle Terrace, a renovated and modernised 'B' listed, Victorian, baronial style building, enjoying an elevated setting with views over the village towards the local countryside and the Gryffe Valley towards Glasgow and the Campsie Hills.

The property is as unique as it is beautiful. It has been refurbished to an extremely high standard, both internally and externally, to create this fantastic apartment, which only a viewing will qualify. The bespoke interior offers sophisticated living space and the property has been designed to make the most of its unspoiled & convenient location. It further benefits from a unique mezzanine level and private areas of useful attic space.

On entering this property, you walk into a large welcoming reception hallway, with Amtico flooring. Immediately impressive bright and airy lounge, with dual aspect windows, offering views directly over the village and beyond. The real feature of this room is the mezzanine level (restricted head height), with window formations to the side and rear. This area has previously been used as a very comfortable study/home office or would make a super playroom/dressing room. The kitchen/diner has been fitted to include a good range

of floor and wall mounted units with a complimentary worktop. It further benefits from an integrated oven, hob, extractor hood, washing machine and dishwasher. There is space for an upright fridge/freezer. There is room for a small table and chairs for more informal dining and gatherings!

There are two, well-proportioned double bedrooms, both of which allow the flexibility and space for additional free standing furniture if required. The master suite is rear facing with aspects over the gardens and further benefits from mirrored wardrobes. The second bedroom could be used as anything you want it to be – a hot office space, dining room or a permanent spare room. The partly-tiled, bathroom suite, with a feature spa bath and electric shower over, completes the impressive accommodation.

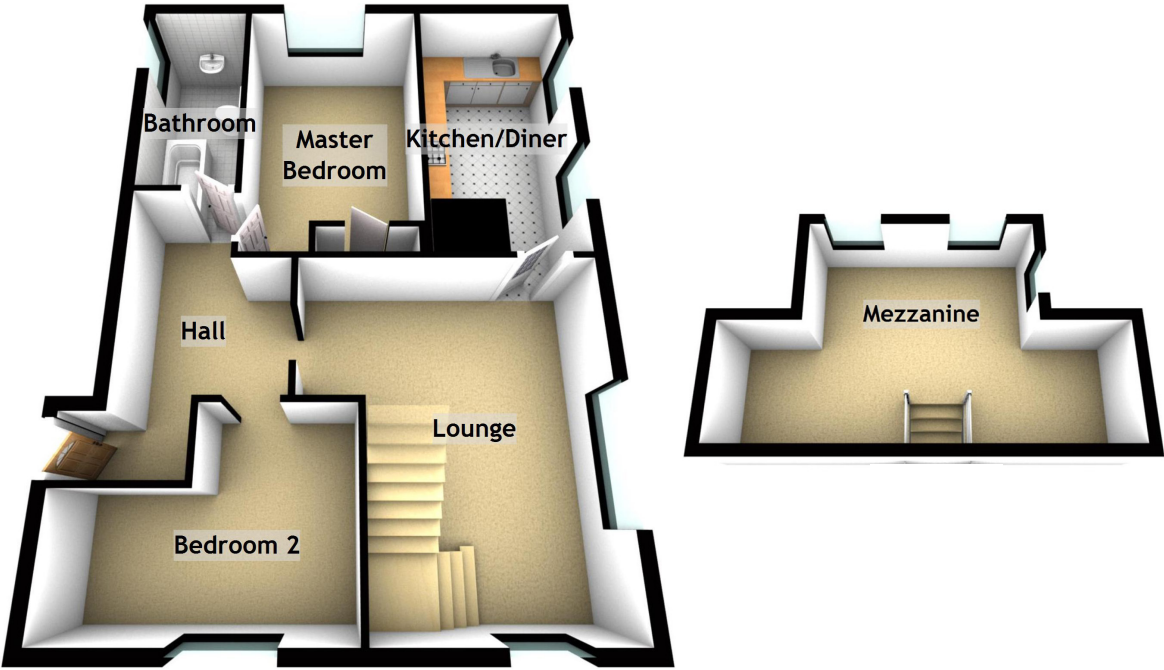
The flat also benefits from gas central heating to radiators, double glazing and a security (video) door entry system for additional peace of mind and comfort. A real bonus is the boarded loft space (access from kitchen via a folding ladder) proving invaluable and additional storage.

Externally, there are communal grounds with a drying area and residents parking to both the front and side.



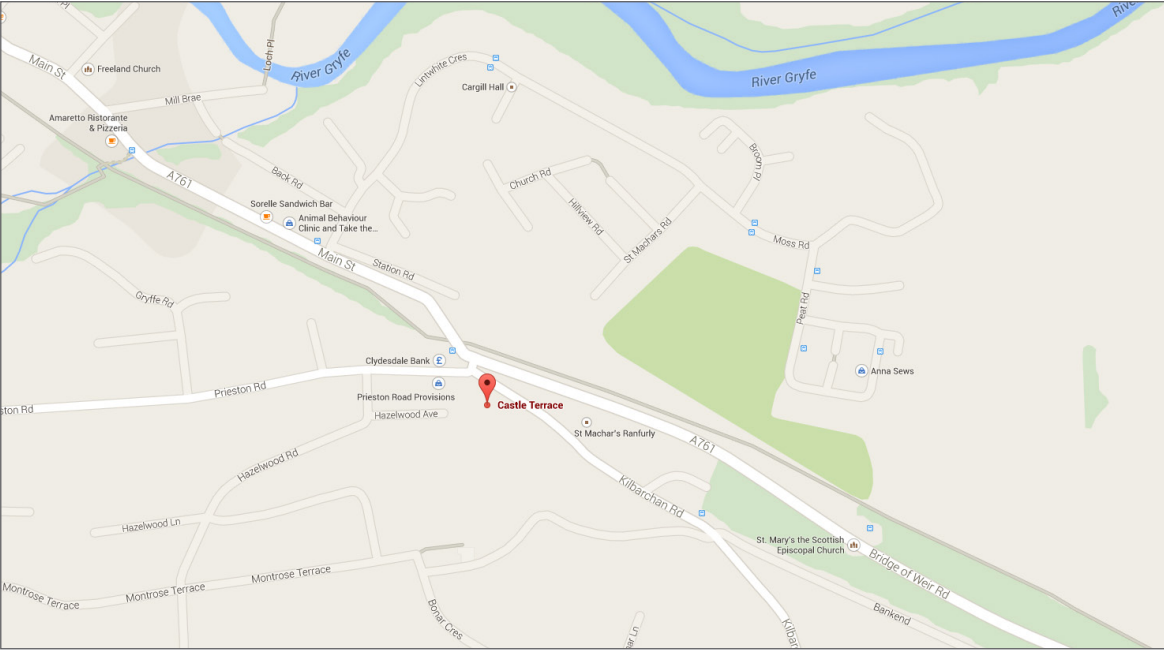


Bathroom
and
Bedrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen	4.40m (14'5") x 2.30m (7'7")
Mezzanine	6.80m (22'3") x 3.80m (12'4")
Master Bedroom	4.50m (14'9") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bathroom	3.30m (10'10") x 1.50m (4'11")





Communal Gardens

View from the property



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