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BRIDGE OF WEIR, RENFREWSHIRE, PA11 3TA

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. Kilmacolm village (four miles) has the independent St Columba's, with its enviable record of academic achievement. Glasgow has further independent schooling.

The Braehead and 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 and 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 six 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.



BRIDGE OF WEIR, RENFREWSHIRE

We are delighted to offer for sale this exclusive, two bedroom, first-floor apartment positioned within this sought after and established modern development within Bridge of Weir. This property would be a fantastic acquisition for either a first time or an elderly buyer as its superb spot offers great commuting links, as well as a very pleasant, level walk to local amenities. The property is presented to the market in walk-in condition.

The apartment has been well designed to maximise the views and the natural available light, creating a modern ambience, and has been decorated throughout with a neutral theme. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality. The development is extremely well placed for access to Bridge of Weir's numerous shops, amenities and public transport facilities.

In more detail, the property comprises of a welcoming entrance hall with two storage cupboards. The bright and airy lounge/diner is a perfect area for relaxing or entertaining and there is space for a dining table and chairs for more formal gatherings with friends and family. Excellent views can be enjoyed of the

surrounding area from the front facing window. The kitchen has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor. There is space for a washing machine, dishwasher and an upright fridge freezer, making this the ideal kitchen for an aspiring chef.

There are two, well-proportioned double bedrooms, both have floor space for additional free standing furniture if required and the second bedroom also offers mirrored wardrobes. The master bedroom also features a partly-tiled, en-suite shower room. A partly tiled bathroom, with a modern three-piece suite, creates the perfect ambience in which to unwind.

The property further benefits from gas central heating to radiators and double glazing for additional comfort. There is also a (video) security controlled entrance for additional peace of mind.

Externally, there are very well-kept communal grounds. There is an allocated parking bay and visitor parking is readily available



THISTLE BANK

"SOUGHT AFTER AND ESTABLISHED MODERN DEVELOPMENT WITHIN BRIDGE OF WEIR"



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.50m (18'1") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Master Bedroom	3.80m (12'6") x 3.40m (11'2")
En-suite	2.40m (7'10") x 0.90m (2'11")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 71m²

EPC Rating: C

NEAR BARS

SECURITY ENTRANCE

LOCAL AMENITIES

BUS LINKS

GRYFFE SCHOOL CATCHMENT

PRIVATE

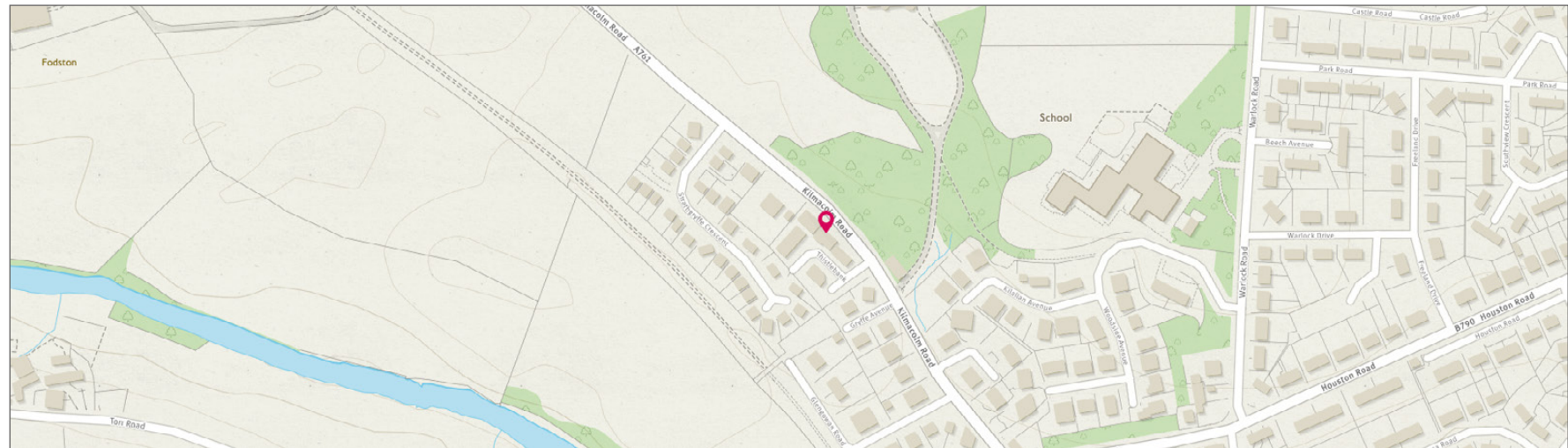


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Part
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Available

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