

A striking and spacious four bedroom Villa

With a stunning loft conversion and garage to the rear

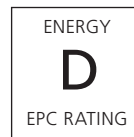


11 Sunningdale Drive

Bridge of Weir, Renfrewshire, PA11 3HX



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Bridge of Weir

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 (4 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 10 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 14 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 (4 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.



“...Displaying a stunning frontage, the house offers flexible and versatile accommodation formed over a three storey layout...”





Sunningdale Drive

A striking four bedroom, mid-terraced villa, benefiting from a stunning loft conversion. The property is located in the highly sought after residential pocket of Bridge of Weir, conveniently positioned minutes from transport facilities and local amenities. Displaying a stunning frontage, the house offers flexible and versatile accommodation formed over a three storey layout. In essence, the front of the property belies the spacious accommodation internally.

Properties of this type and nature come to the market very rarely. The combination of the older style, with its good looks, coupled with the modern interior, will attract a variety of potential purchasers looking for their ideal family home. Great emphasis has been placed on the creation of easily managed and free-flowing space, on a bright and fresh layout, which further benefits from being a non-smokers home.

In more detail the property comprises; A welcoming reception hallway, with a handy understairs cloakroom/wc. Immediately impressive spacious lounge to the rear, which is the perfect area for relaxing or entertaining and offers

a range of furniture configurations. A real feature of the room is the French doors opening onto the rear garden. The other key focal point of the room is the feature fireplace and this zone is sure to become the very 'heart' of the home. The dining room (access from the lounge via sliding doors) benefits from a bay window to the front aspect and has space for a dining table and chairs for more formal dining with friends and family. The kitchen has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, gas hob, extractor hood, and space for a dishwasher and an upright fridge/freezer - making this the ideal kitchen for an aspiring chef ! A door opens from here onto the rear garden.

The first floor comprises: Three, well-proportioned bedrooms, all of which benefit from storage facilities and have ample floor space for freestanding furniture if required. A bright and airy bathroom suite, with a corner Spa bath and an electric shower over, can also be found on this level.

The master bedroom within the attic conversion is very special - its a great size, has ample power sockets, a walk-in storage cupboard and four 'Velux' windows, making it bright and welcoming. The views to both the front and rear are tremendous. The en-suite shower-room is tiled on both the floor and the walls, with a white suite and a walk-in cubicle.

Gas central heating, double glazing and an alarm system are included for added convenience and comfort.

The property is surrounded by gardens which have been designed to be both child-friendly and virtually maintenance-free. The private and fully-enclosed (south facing) rear garden has a feature sunken patio. It's the ideal spot for a lazy summer's day ! Access can be gained from here to the detached garage (power & light) located at the base of the garden. Access is gained via a private service road to the rear. A number of neighbouring properties have made an additional parking space next to the garage - this option is readily available if desired.



...impressive spacious lounge to the rear...a real feature of the room is the French doors opening onto the rear garden...





APPROXIMATE DIMENSIONS
(Taken from the widest point)

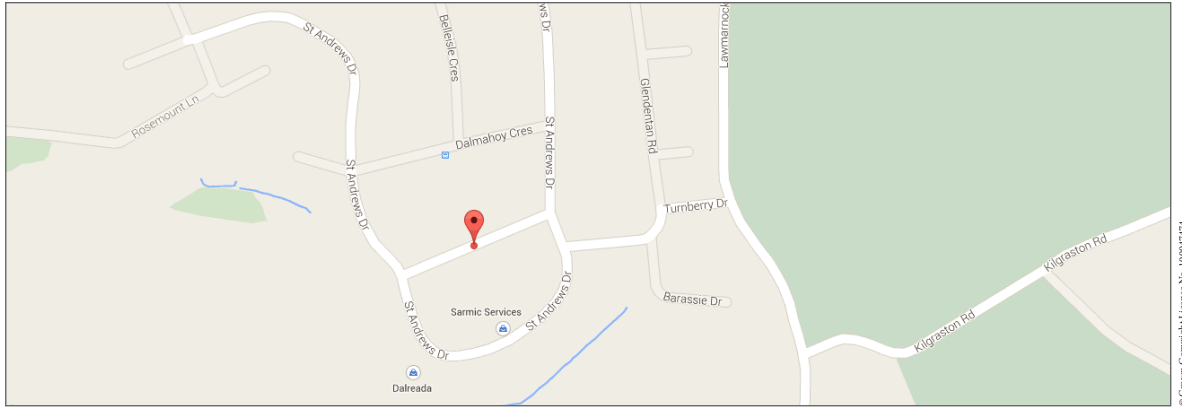
Lounge	4.10m (13'5") x 3.63m (11'11")
Kitchen	2.93m (9'7") x 2.40m (7'10")
Dining Room	3.63m (11'11") x 2.34m (7'8")
Master Bedroom	4.43m (14'6") x 4.14m (13'7")
En-suite	2.32m (7'7") x 2.19m (7'2")
Bedroom 2	3.67m (12') x 2.72m (8'11")

Bedroom 3	3.73m (12'3") x 3.07m (10'1")
Study/Bedroom 4	2.73m (8'11") x 2.44m (8')
Bathroom	2.40m (7'11") x 1.67m (5'6")
WC	1.40m (4'7") x 1.20m (3'11")

APPROXIMATE INTERNAL FLOOR AREA (M²)

96m²

Bedrooms and Bathrooms





IEWS FROM PROPERTY



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