



**Plot 3, Torr Farm, Bridge of Weir, Renfrewshire**

**Fixed Price £750,000**

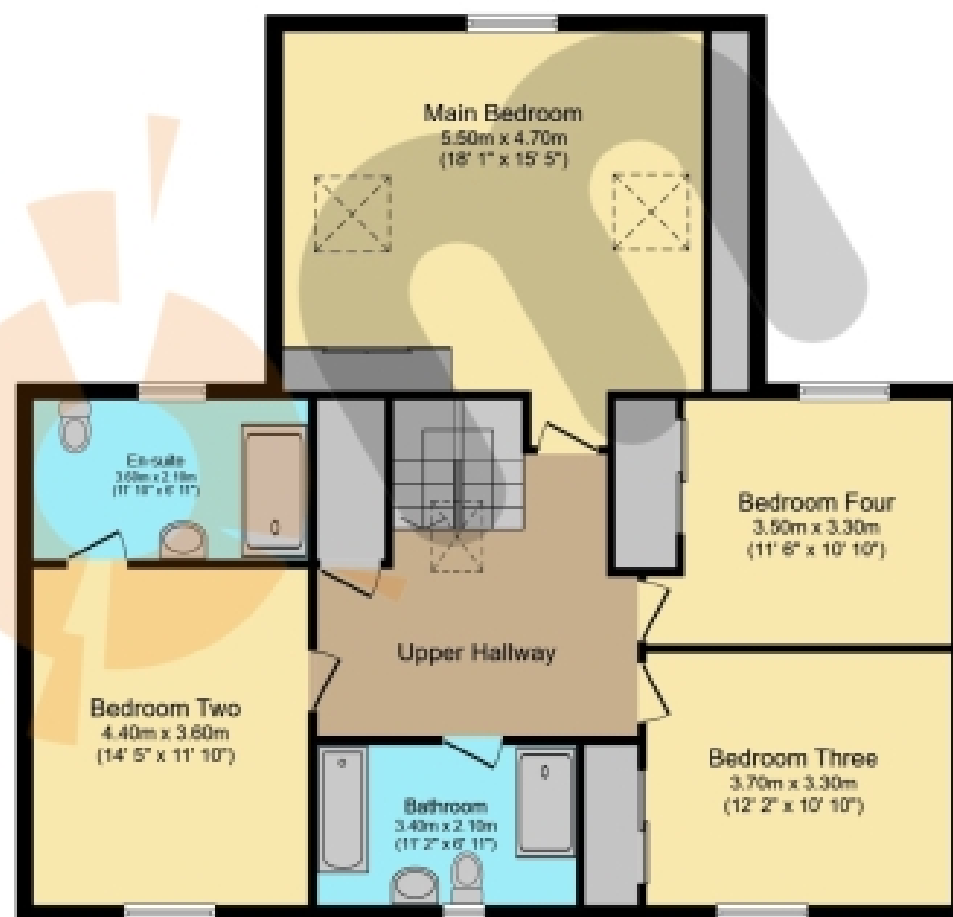






## Ground Floor

Floor area 108.5 m<sup>2</sup> (1,168 sq.ft.)



## First Floor

Floor area 108.5 m<sup>2</sup> (1,168 sq.ft.)

**TOTAL: 216.9 m<sup>2</sup> (2,335 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*BREATHTAKING VIEWS OVER RENFREWSHIRE COUNTRYSIDE\* \*MAGNIFICENT STEADING PROPERTY OVER 218m2 \* \*EXCEPTIONAL QUALITY BUILD\* \*BRAND NEW QUALITY CROWN KITCHEN AND NEFF APPLIANCES\* \*ECO DAN AIR SOURCE HEAT PUMP\* \*PERSONALISE YOUR FLOORING AT NO EXTRA COST\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 3, one of the spectacular steading properties within the Torr Farm Development. Indulge in breathtaking views over the Renfrewshire's undulating countryside while relaxing in the comfort of a brand-new home of distinction.

Gryffside Developments has built a reputation for exceptional craftsmanship and meticulous attention to detail, transforming traditional farm steadings into stunning contemporary homes. With Torr Farm marking their seventh and most prestigious conversion to date, this development stands as the pinnacle of their achievements, a true showcase of luxury rural living.

No.3 commands an enviable central location within the development. Upon entering, you quickly realise that every detail reflects exceptional quality, including the luxurious flooring throughout. Buyers can personalise their space with a choice of premium Karndean flooring and plush, high-end carpets, selecting from a range of elegant tones to suit your style.

The chic lounge that exudes understated luxury, bathed in natural light that pours through expansive double-glazed windows. A palette of soft neutral warm and muted tones creates an inviting and tranquil ambiance. Thoughtfully curated elegant finishes add to the sense of effortless sophistication, while the seamless connection to the surrounding landscape enhances the room's airy, open feel.

A stone white kitchen is a masterpiece of craftsmanship and elegance, designed to be both beautiful and functional. Supplied by Crown Imperial Kitchens, the Midsomer range brings a timeless shaker-style design, perfectly complementing the luxurious interiors of each home. Impeccably finished with premium materials, solid granite worktops and exquisite detailing, this stunning kitchen comes complete with a host of high-end integrated NEFF appliances, ensuring effortless modern living. A matching utility room with washing machine and tumble dryer can be conveniently found to the rear of the home.

The bathroom, w.c and en-suite offer a sanctuary of luxury, where timeless design meets superior craftsmanship. Framed by impressive Aleluia ceramic tiles and featuring elegant white sanitaryware by Villeroy & Bosch, each space is designed to exude sophistication and serenity, with sleek finishes, premium fixtures, and refined detailing.

The bedrooms at No.3 are designed for both space and serenity, offering a peaceful retreat with generous proportions and thoughtful details. Bedrooms 2 & 3 enjoy breathtaking views of the courtyard and Renfrewshire countryside, bringing a sense of tranquillity and connection to nature. Each room features built-in wardrobes, seamlessly blending style with practicality, ensuring ample storage without compromising on elegance. Spacious and beautifully finished, these bedrooms provide the perfect balance of comfort and luxury.

Highly efficient Mitsubishi Eco Dan Air Source Heat pump provides warmth throughout the home via thermostatically controlled radiators and heated towel rails. Photovoltaic solar panels ensure environmental impact is minimal.

Immerse yourself in the charm and prestige of Bridge of Weir and Kilmacolm, both highly sought-after villages. These picturesque communities offer a perfect blend of countryside tranquillity and modern convenience, with boutique shops, artisan cafés, and award-winning restaurants creating a welcoming village atmosphere. For those with an active lifestyle, renowned golf courses, scenic walking trails, and exclusive country clubs are right on your doorstep. Families will appreciate the excellent local schooling, including the prestigious St Columba's School & Gryffe High School, while transport links provide easy access to Glasgow and beyond. Whether enjoying a leisurely stroll along the River Gryffe or indulging in fine dining at a local bistro, Bridge of Weir and Kilmacolm offer an unrivalled lifestyle in an exceptional setting.

Viewing strictly by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate. Images and Floor Plans are only for illustration purposes and are not to scale. Specifications may vary. Please check with sales agent. Thank you.

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