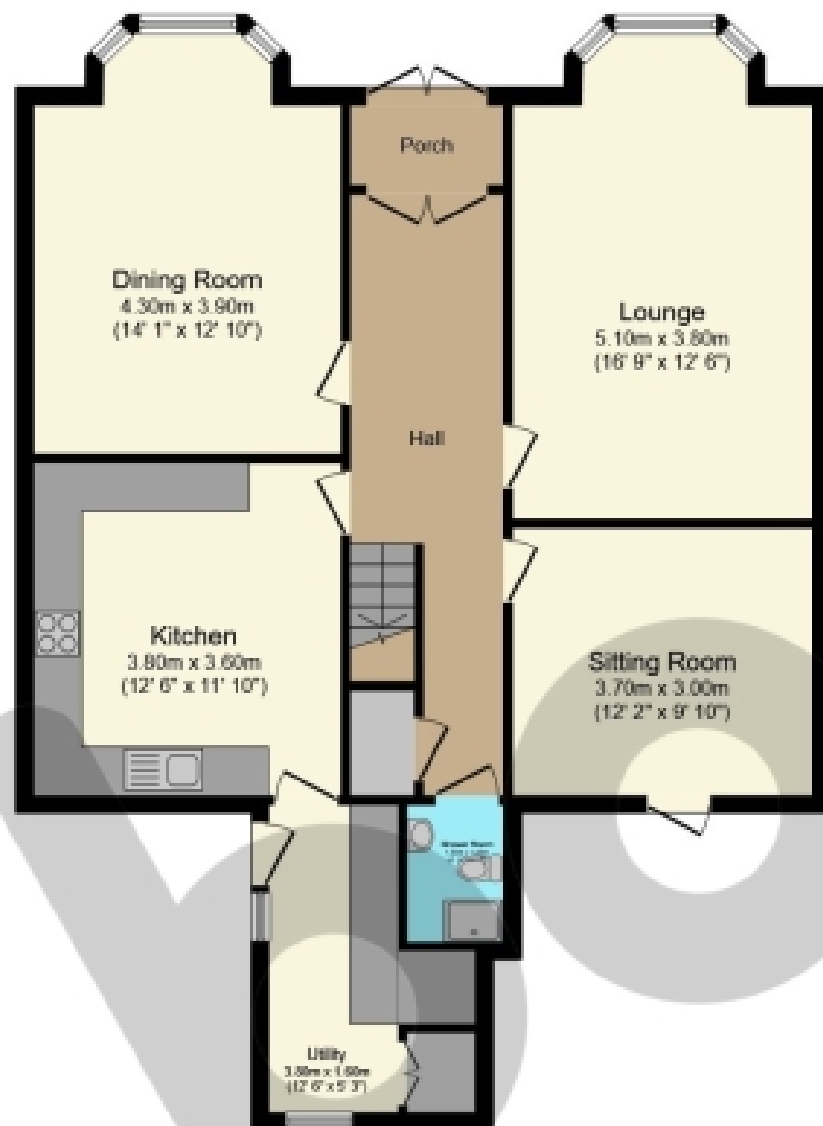




Balnagowan, Horsewood Road, Bridge of Weir

Offers Over £530,000





Ground Floor

Floor area 95.5 sq.m. (1,028 sq.ft.)



First Floor

Floor area 75.4 sq.m. (811 sq.ft.)

Total floor area: 170.9 sq.m. (1,840 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

THE PROPERTY

Located on the highly sought-after Horsewood Road in Bridge of Weir, this charming 1896 Victorian sandstone villa on an elevated position offers views over the Glen Park towards Glasgow – welcome to Balnagowan. The home is one of eight identical villas built in 1896, known as “Branigan’s Row” after the builder and with just two owners since 1945, the property remains almost in its original condition with thoughtfully preserved period features.

You’re welcomed into the property with a granite chip driveway, enclosed with gated entrance and mature shrubbery for added privacy. Upon entering this stunning home, a traditional reception hall provides access to all ground level rooms. The formal lounge impresses with beautifully maintained period features that include decorative cornicing, ceiling detailing and a delightful bay window formation that soaks the room in sunlight.

The well-appointed dining kitchen has a farmhouse-style with masses of oak wall and base mounted units paired with granite effect worktops for an efficient workspace. The kitchen further benefits from an AGA cooker for easy prepping of meals and with the kitchen’s generous proportions there’s also plentiful space to enjoy a casual evening meal with family. Off the kitchen is a convenient utility room offering additional storage and worktop space as well as room for freestanding appliances.

A family sitting room offers a great space to relax with a glass-panelled door leading to the rear garden grounds. The room features a limestone-effect fireplace for a delightful warmth. Completing the ground level is a shower room featuring a wash hand basin, W.C. and walk-in shower cubicle.

Into the upper level are four generously proportioned double bedrooms, whilst bedroom five – a box room, offers a versatile space and can be used as an office. The three-piece bathroom completes the home internally and features a wash hand basin, W.C. and bathtub.

The rear garden is beautifully maintained and fully enclosed, with manicured lawn, herbaceous borders and mature shrubs creating a wonderful space to enjoy during the summer months. A rockery with a sunny patio area add to the garden’s appeal.

This property further gains from a recently replaced boiler providing gas central heating.

There is also a useful free standing wooden garage and a separate garden shed.

All floor coverings, curtains, blinds and white goods are included in the sale price.

ANY FURNITURE IN THE HOUSE IS AVAILABLE BY SEPARATE NEGOTIATION

Bridge of Weir has a host of great local amenities including well-known supermarkets, cafes & restaurants. A short drive to the A737 will link you up to the M8 motorway, Glasgow Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre.

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Viewing 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 and floor Plans are only for illustration purposes and are not to scale. Thank you.

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