



LYLEBURN

CLEVANS ROAD, BRIDGE OF WEIR

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3 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A locally admired traditional family home situated in truly stunning garden grounds in a sought after pocket of Bridge of Weir.

Lyleburn is a locally admired home situated in stunning landscaped garden ground in a prominent position on Clevans Road in the sought after village of Bridge of Weir. Distinguished by its white render façade and rosemary tiled roof, the property was designed by renowned local architect Austin Laird and retains much of the original detail throughout including stunning timber doors with ornate leaded glass inserts and ceiling corning but has benefitted from modern double glazing and gas fired central heating. This wonderful home is sure to attract significant interest from local buyers and those further afield so early viewing is imperative to avoid missing out.

A stone wall borders the property to the front with access granted via timber gate which leads over a bridge over the burn and on to a broad stone chip parking area. There is car port adjoining the gable end with a detached garage thereafter. The rear garden has a sweeping lawn with well stocked display beds and tiered areas of patio. The burn runs through the garden creating a stunning feature with an ornate bridge above.

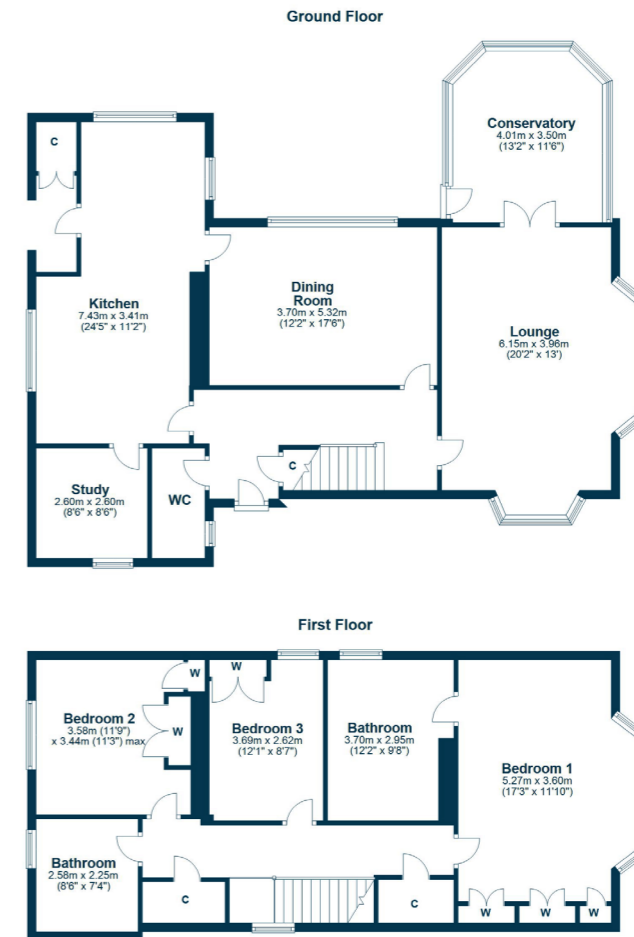
The internal accommodation comprises a reception hall with stairs to the upper level and a large storage cupboard beneath. The lounge is bathed in light from dual aspect windows to the front and rear which frame the garden beautifully. There is a fireplace at the focal point of the room and French doors to the conservatory at the rear. There is a very well appointed and dining room with a door leading into the kitchen which is complete with a range of timber floor and base units, adorned with granite work tops and featuring a range of quality fitted appliances. There is a study/home office accessed from the kitchen. Completing the ground floor accommodation is a convenient WC.

The upper level of the property has a central hallway with two large storage cupboards and access to all three bedrooms. The principal bedroom benefits from a full wall of fitted wardrobes and access to a wonderful ensuite bathroom benefiting from floor and wall tiling, corner bath, shower, WC, wash hand basin and bidet. There is a family bathroom which benefits from a three piece suite in white.









Bridge of Weir has good road links towards the M8 motorway, Glasgow International Airport and Glasgow city centre. The village offers a wide range of local amenities including restaurants, shops and a library. The village has a popular Primary School with a nursery and secondary education is at the prestigious Gryffe High School. There is also private schooling nearby at St. Columba's in Kilmacolm. The village has two 18 hole golf courses and there is fishing available on the River Gryffe.

BW2391 | Sat Nav: Lyleburn, Cleavans Road, Bridge of Weir, PA11 3HW

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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