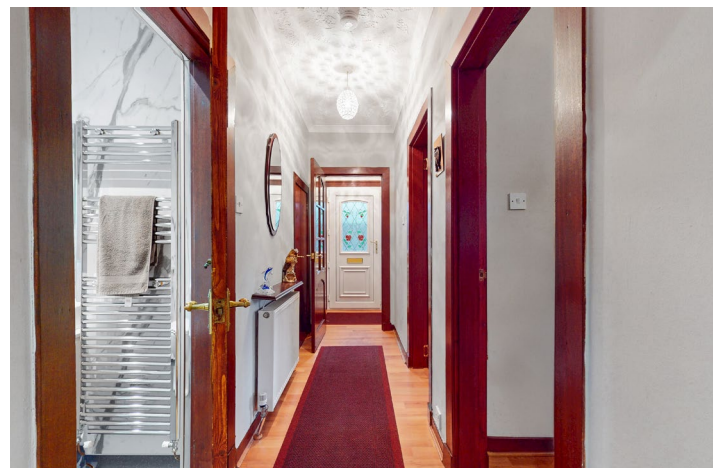
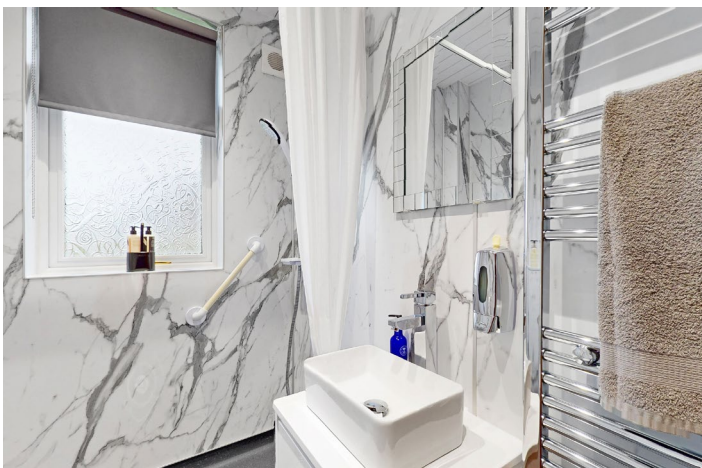




SOLICITORS & ESTATE AGENTS



**Ground Floor Cottage Flat
2 Loch Road, Bridge of Weir PA11 3NB
Offers Over £89,995**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

This charming one bedroom ground floor cottage flat offers an inviting blend of comfort, privacy and convenience in the heart of the ever popular village of Bridge of Weir. Set within its own generous plot, the property benefits from private front and rear gardens, making it an appealing option for first time buyers, downsizers or those seeking a peaceful village base.

The accommodation is thoughtfully arranged across one level. A bright and welcoming lounge sits to the front, providing a comfortable living space with ample room for furnishings. The modern kitchen is well appointed with contemporary units, contrasting worksurfaces and space for free standing appliances. The double bedroom offers quiet garden views, ensuring a calm and restful environment. Completing the interior is the stylish modern shower room, fitted with wet wall panelling, a walk in shower, wash hand basin and wc. The home further benefits from triple glazed windows and gas central heating, ensuring excellent energy efficiency and year-round comfort.

Externally, the property excels. The private front garden is well kept and enhances the cottage feel on arrival, while the fully enclosed rear garden offers an ideal outdoor retreat for relaxing, gardening or entertaining.

Bridge of Weir is a highly regarded village known for its leafy surroundings, golf courses, scenic walking routes and welcoming community atmosphere. Local amenities include cafés, shops, restaurants and reputable schooling, with excellent transport links to Paisley, Glasgow Airport and Glasgow City Centre, making this an ideal balance of countryside living and accessibility.

EPC Rating

C

Measurements

Hallway	3'7" x 12'8" 1.10 m x 3.86 m
Lounge	14'9" x 13'5" 4.50 m x 4.09 m
Kitchen	10'5" x 7'4" 3.19 m x 2.23 m
Bedroom	14'9" x 9'8" 4.50 m x 2.95 m
Shower Room	6'4" x 4'10" 1.93 m x 1.47 m



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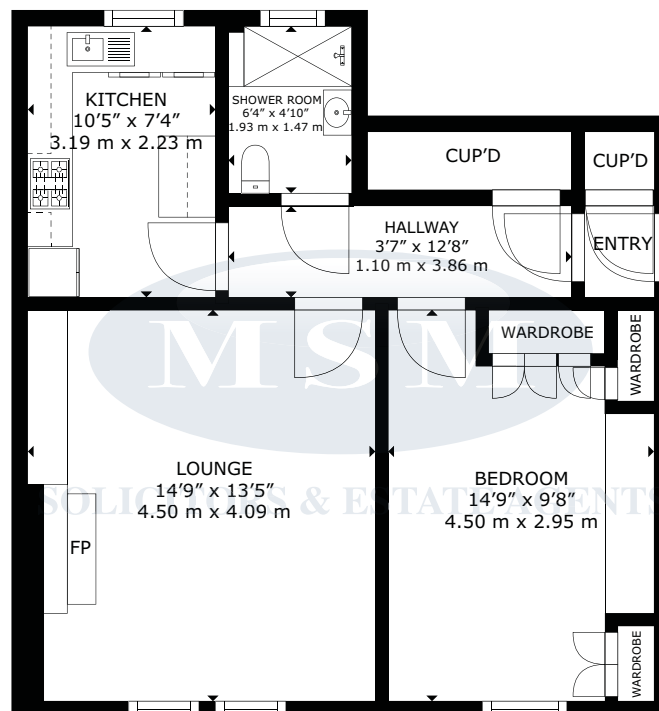
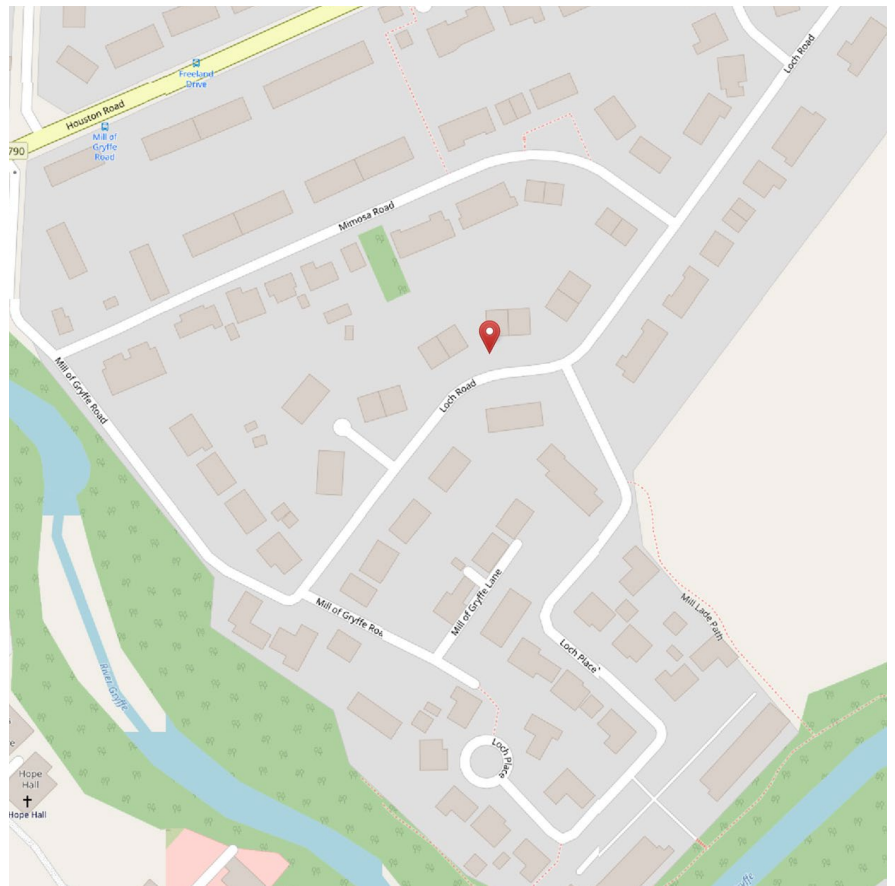


Travel Directions

Start at MSM, 51 Moss Street, Paisley, and head west onto Gauze Street (A726). Continue straight through the roundabout, following signs for Elderslie and Johnstone. Stay on the A726 for several miles until you reach the roundabout at Johnstone and take the third exit, remaining on the A726 towards Bridge of Weir. Continue along this road, passing Brookfield, and enter Bridge of Weir. Once in the village, turn left onto Loch Road, and follow the road until you reach 2 Loch Road, which will be located on your left-hand side.

Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.



GROSS INTERNAL AREA
FLOOR PLAN : 552 sq. ft , 51 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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