



26 KILGRASTON ROAD, BRIDGE OF WEIR, PA11 3EN

OFFERS OVER £349,995

THREE BEDROOM DETACHED FAMILY HOME

THE PROPERTY

3 | BEDROOMS 2 | BATHROOMS

2 | PUBLIC ROOMS

Traditional detached property situated in Bridge of Weir.

26 Kilgraston Road presents a wonderful opportunity to acquire a charming detached home, perfectly positioned within one of Bridge of Weir's popular yet peaceful residential areas.

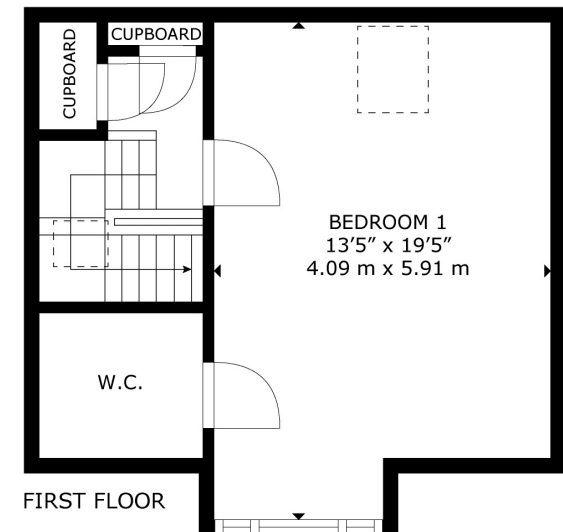
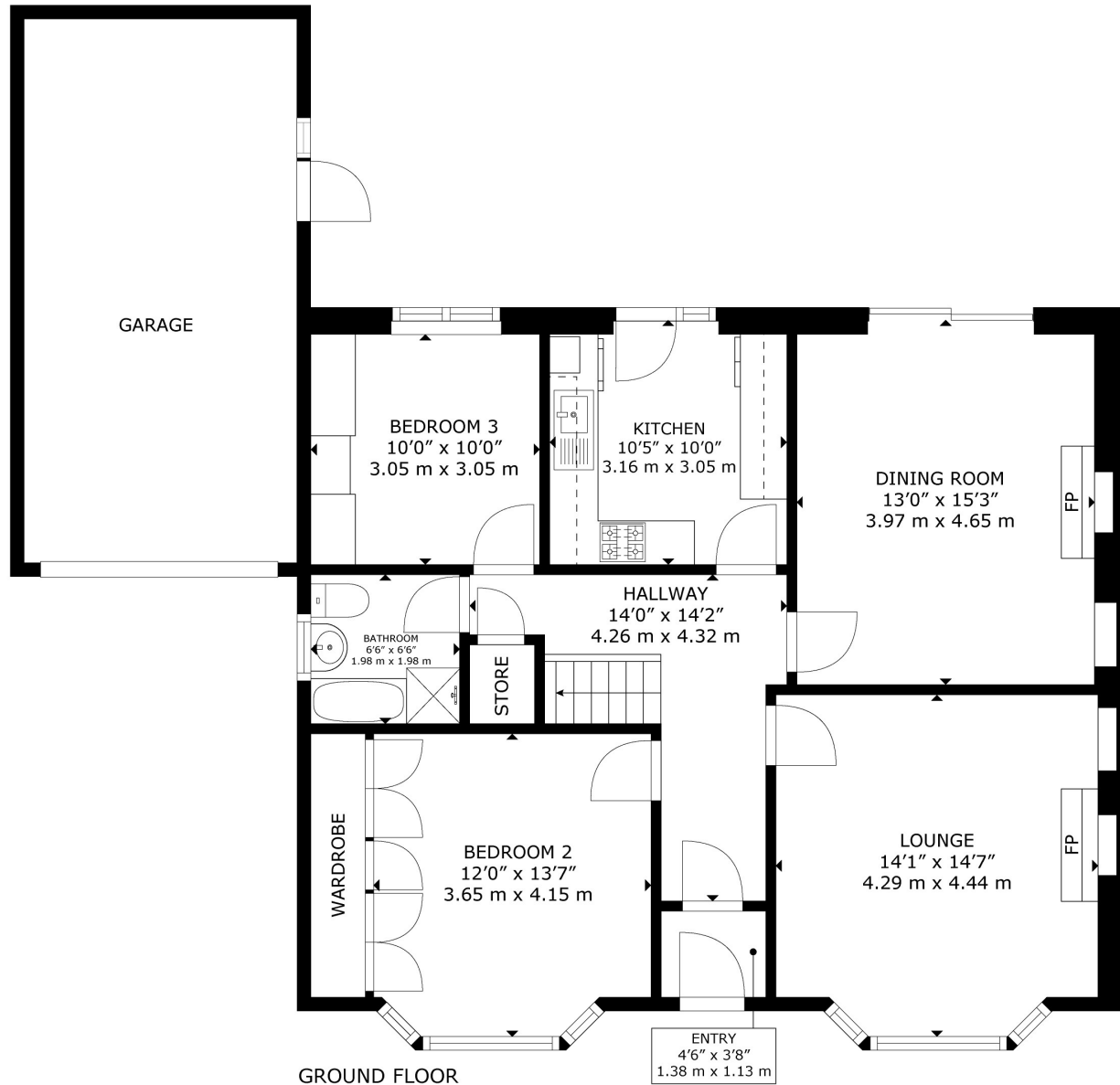
Blending character with comfort, this delightful property offers generous proportions, a versatile layout, and beautifully maintained gardens, making it an ideal retreat. The welcoming lounge sets the tone with its bay window and feature fireplace, creating a relaxing space bathed in natural light. A second reception / dining room, equally inviting with its own fireplace, opens through French doors onto the garden, offering an effortless flow between the indoor and outdoor spaces. The spacious kitchen also enjoys direct access to the garden, providing a pleasant outlook. Two downstairs bedrooms with built-in storage, alongside a modern bathroom and a convenient hallway cupboard, complete the ground floor.

Upstairs, the impressive primary bedroom serves as a private haven, benefitting from an en suite, excellent storage, and the perfect balance of light and space thanks to Velux windows overhead. Outside, the gardens are a particular highlight. Generous in size and beautifully landscaped with mature trees, colourful flower beds, they offer a private sanctuary for relaxation. A driveway and garage add further convenience to this already attractive home. 26 Kilgraston Road is a property full of warmth, character, and potential, perfectly suited for those seeking a traditional family home in a desirable setting.

EPC = D



FLOORPLAN



GROSS INTERNAL AREA
GROUND FLOOR: 1,076 sq. ft , 100 m2, FIRST FLOOR: 377 sq. ft , 35 m2,
TOTAL AREA : 1,453 sq. ft , 135 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans









THE FEATURES

Traditional Detached Family Home

Two floors

Three bedrooms

Popular yet peaceful location

Two reception rooms

TRAVEL DIRECTIONS

SAT NAV: 26 Kilgraston Road, Bridge of Weir, PA11 3EN

Please call us on: 01357 520082 or email property@gebbiewilson.co.uk,

if you would like further details or wish to view the property.

We would also be delighted to offer you a free non-obligatory marketing appraisal of your property.

Disclaimer: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

