



**cochrandickie**  
ESTATE AGENCY

## **Borrowgrove**

Quarriers Village PA11 3SD

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)







## Borrowgrove

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'Borrowgrove' sits in approx. 0.5 acres of luscious gardens on the edge of the countryside in the quaint Quarriers Village. This home is superbly presented and offers generous, flexible accommodation which can suit a wide range of buyers, whatever their requirements. The view from every window is picture perfect allowing the lucky residents to soak up tranquil, country outlooks from all around.

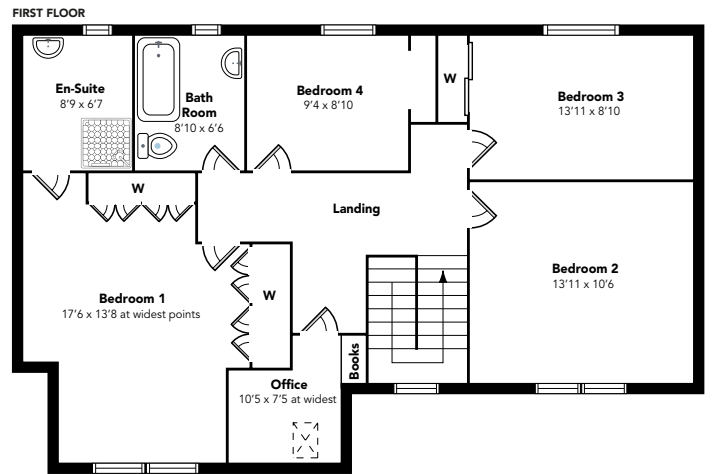
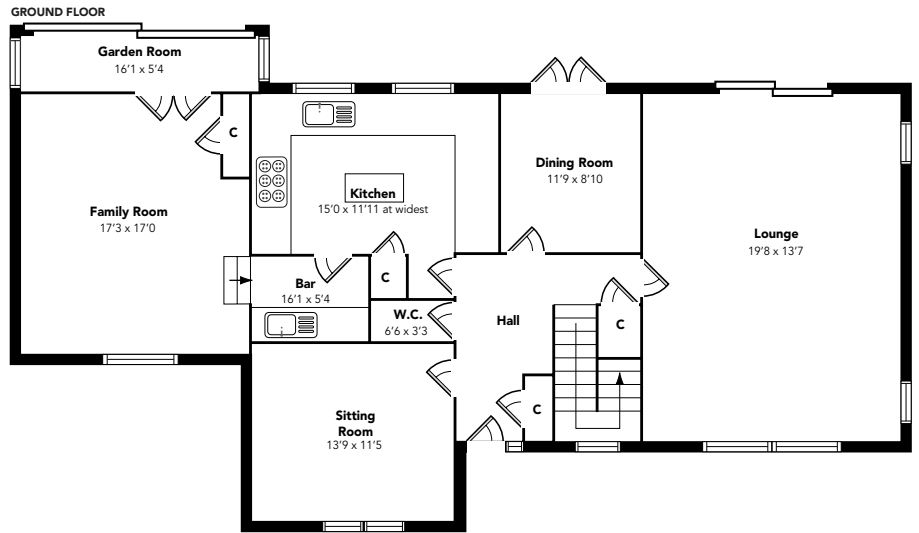
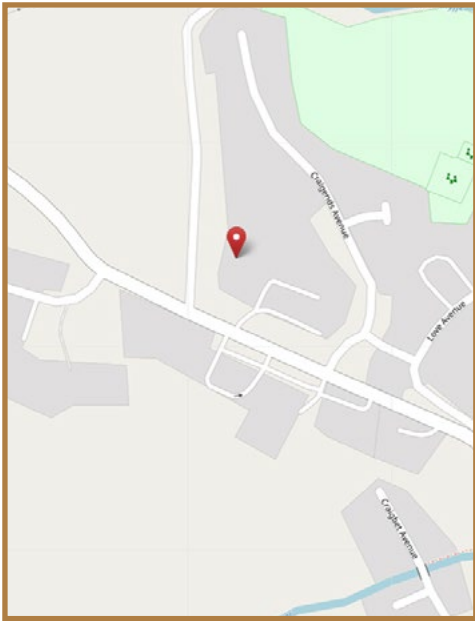
Electric gates open to the expansive driveway which provides ample space for turning and parking for several vehicles. The inviting reception hallway welcomes you into the house. The principle living room is an effortlessly elegant room with engineered flooring, a gas fire and triple aspects. It is an ideal space to receive guests and the patio doors at the rear allow in plenty of natural light. The formal dining room gives a great space for dinner parties with French doors to the garden. A cosy sitting room provides another room for unwinding and the panelling and décor add to its warm atmosphere. For those who enjoy cooking there is a fabulous kitchen with granite worktops giving lots of preparation space, a butchers block style island and a range cooker. Further appliances include an integrated fridge freezer and a dishwasher. Just off the kitchen is a stylish bar area which has been cleverly designed to provide a gantry for your favourite tittle and a streamlined area for crafting exquisite cocktails. The bar doubles as a utility complete with sink, wine fridge, washing machine and a dryer. Revealed at the other side of the bar is the immediately impressive family room with a multi fuel stove ('Dovre Astroline') and doors to the garden room. The garden room has been a superb addition to the property and its modern design with expansive patio doors create a space flooded with light, perfect for enjoying the idyllic views.

The stairway to the upper level has been upgraded to a modern glass balustrade. There are four bedrooms, a home office and a family bathroom. All the bedrooms have spectacular views and are well presented. Bedroom one is a relaxing retreat with double fitted wardrobes and an ensuite shower room. The office is perfect for those working from home and has a triple glazed skylight window.

Additional attributes include the modern conveniences of two zone gas central heating and double glazing, ensuring comfort throughout the year. There is also a ground floor WC.

One of the highlights of this home are the wonderful gardens. The manicured, front and rear lawns are studded with mature plants, shrubs, trees and bushes and the addition of the greenhouse makes it a green fingered haven. As the rear garden faces South the deck is the perfect place to enjoy the weather either on a comfortable chair or, indeed, in the luxurious hot tub. The summer house provides another hide away and is conveniently positioned nearby the house.





Floorplans are indicative only - not to scale  
Produced by Plushplans

EPC rating  
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Office  
Bridge of Weir

**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.

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