



cochrandickie
ESTATE AGENCY

'Ferndean' Torr Road,
Bridge of Weir PA11 3BE

www.cochrandickie.co.uk







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Set in arguably one of Bridge of Weir's most fabulous outlooks is 'Ferndean' a beautiful blonde sandstone villa architecturally redesigned at the rear to offer flexible family accommodation over two levels.

In recent times the property has been comprehensively updated whilst retaining all the characteristics of a Victorian home.

The internal accommodation comprises of an entrance vestibule leading to the broad and welcoming reception hallway that leads to the formal bay window lounge and separate sitting room both facing the front and both enjoying those fabulous vistas. The lounge has a solid fuel fire and for ease the sitting room has a living flame gas fire.

The fifth bedroom is to the rear and currently doubles up as a guest bedroom or home office. The undoubted highlight of the property is the contemporary designed kitchen with dining room to the rear that has commercial sized patio doors opening out to the patio and landscaped gardens. The kitchen itself has integrated appliances that include oven, five burner hob and fridge freezer. There is also a walk-in pantry ideal for further storage. Completing the ground floor is a shower room with walk-in shower, WC and wash hand basin.

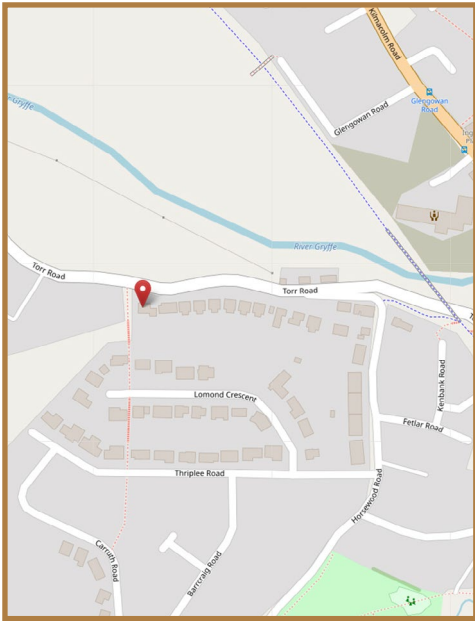
The upper level is accessed via the original staircase with feature stained glass window and leads to four bedrooms and a house bathroom. The principal bedroom benefits from an en-suite bathroom and further enhanced views across the fields and the river Gryffe. The fourth bedroom has built in fitted wardrobes and is used as a dressing room.

The specification includes a blend of refurbished sash & case windows to the front and Upvc double glazing to the rear, and gas central heating with a modern combi boiler

The property is accessed via a stone chipped driveway leading to the attached garage. The rear garden has been landscaped with patio areas and lawn all bordered by mature hedgerow and trees as well as flower beds surrounding.

Bridge of Weir is a residential village, offering a range of local shops and facilities which will adequately cater for everyday needs and requirements. Bridge of Weir falls within the Gryffe High School catchment and has its own village Primary School. For the commuting client, Bridge of Weir is located within three miles from the bypass which links up with the M8 motorway for connection to the airport, Paisley, Braehead Shopping Centre and Glasgow city centre. Furthermore, the village offers two golf courses, fishing on the River Gryffe and a selection of village pubs and restaurants.





EPC rating

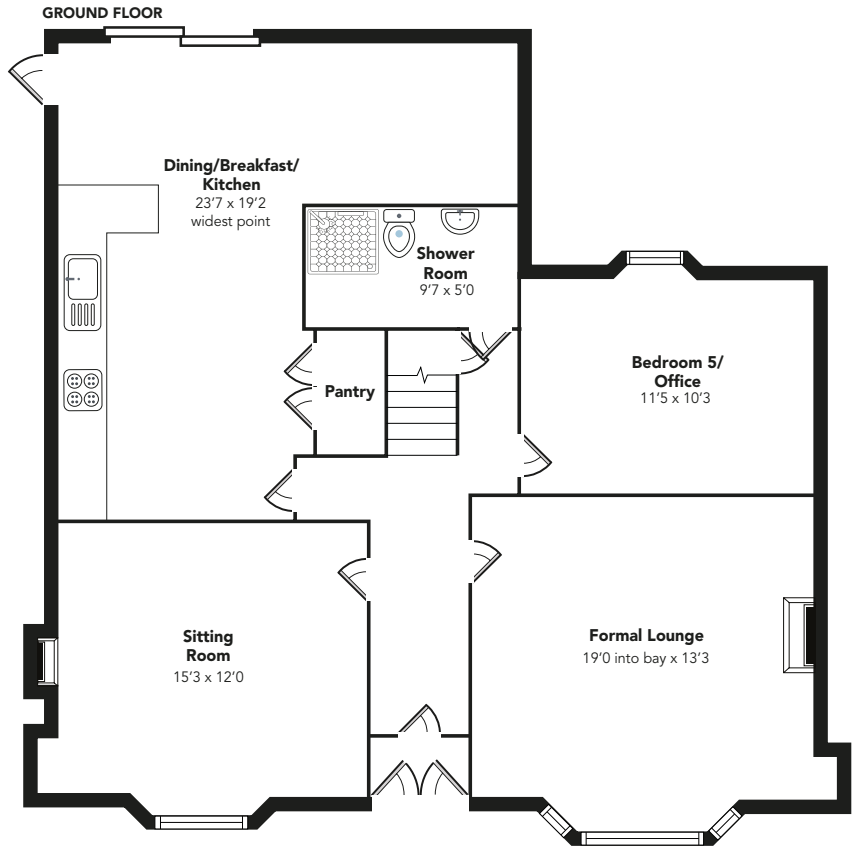
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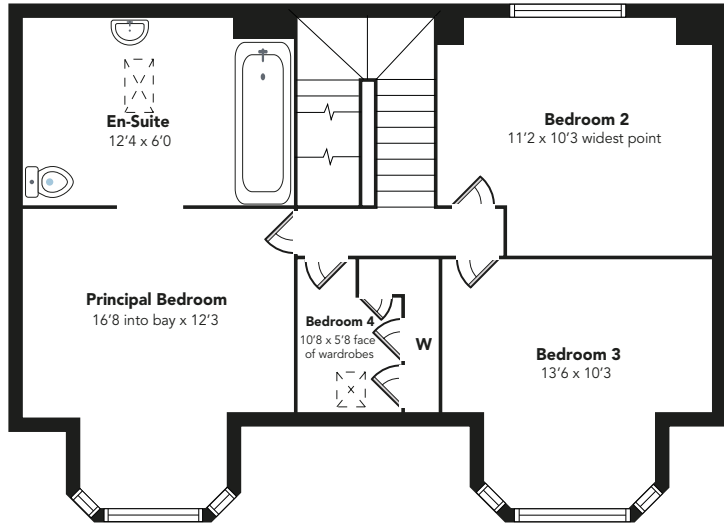
Bridge of Weir

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.



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

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