



cochrandickie
ESTATE AGENCY

96 Hazelwood Road,
Bridge of Weir PA11 3DT

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Ninety Six Hazelwood Road is set on the preferred side of this much admired address affording vistas over the farmland and Old Ranfurly Golf course.

Requiring some modernising the accommodation comprises of an entrance hallway with downstairs WC & wash hand basin off, open plan dining lounge which has doors to the kitchen and sliding patio doors giving direct access to the elevated timber deck. The kitchen has ample wall & base units and excellent work surface space for food preparation.

On the first floor there are three bedrooms, the principal bedroom is of excellent proportions and includes built-in fitted wardrobes. From each of the two rear bedrooms there are open vistas to the east overlooking the farmland and the ninth hole. Completing the accommodation is the shower room with fantastic Velux window.

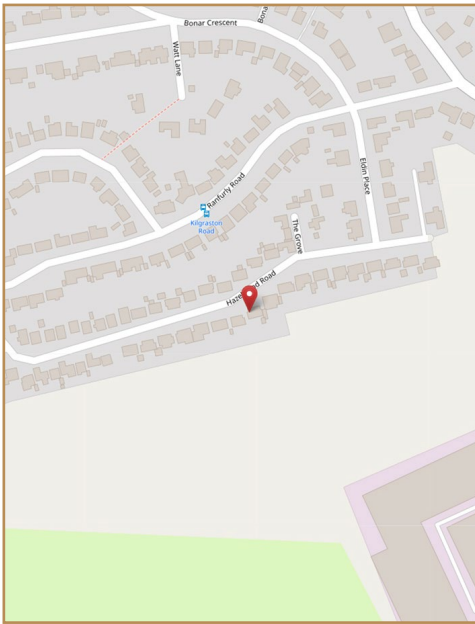
The rear garden is of great proportions and has the substantial deck with

steps to the lower tier where there is a lawn and a further patio at the very bottom of the garden.

To the front is an artificial lawn and adjacent to the property is a stone chipped driveway that provides ample parking and access to a single timber garage. The specification does include gas central heating and double glazing.

Bridge of Weir is a residential village, which offers 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 with free transport to and from. For the commuting client, Bridge of Weir is located within 3 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.





EPC rating

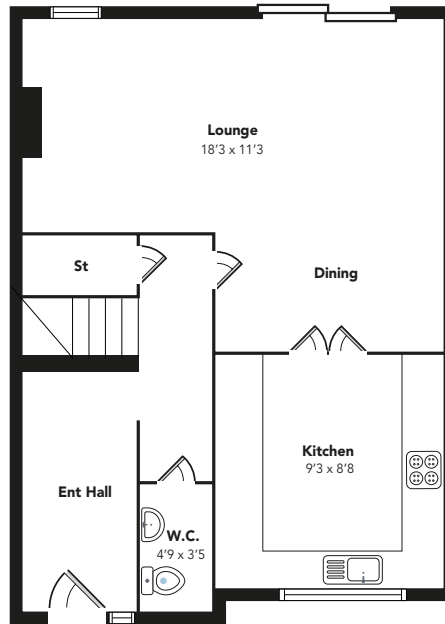
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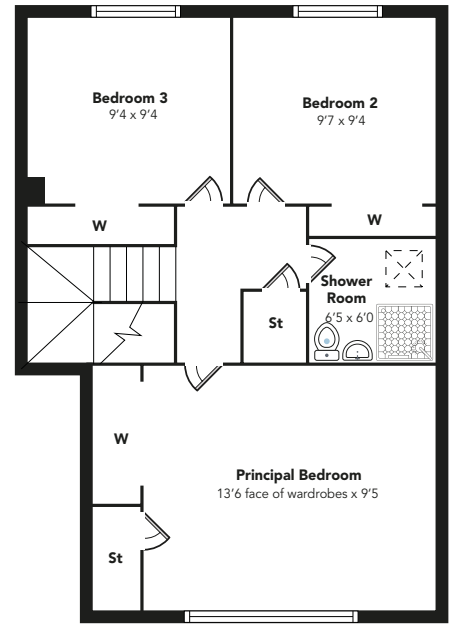
disclaimer

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.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

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