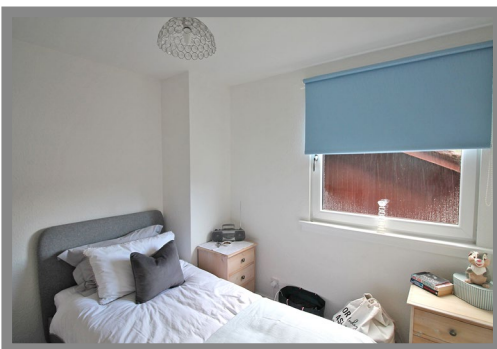
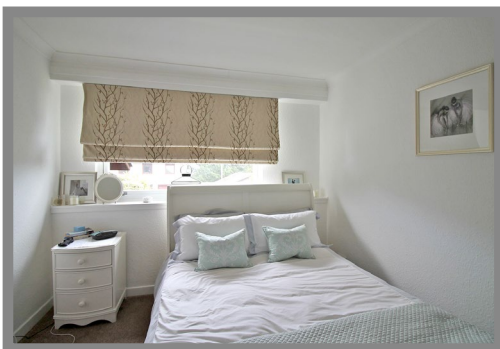




46 Glen Brae
Bridge of Weir
PA11 3BH



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are 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.

LOCATION

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. For the commuting client there is an express bus service to Glasgow, as well as access to 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.

Early viewing is recommended of this nice 2 bedroom main door flat.

ACCOMMODATION

Immaculate 1st floor modern flat located in the popular and seldom available Glen Brae. Glen Brae is a lovely development centred around the professionally maintained green space with views to The Glen. The property has its own main door entry and comes with a single garage. Internally in good condition with electric heating and newly installed double glazing. Excellent storage.

The accommodation comprises own front door to a lower hall with carpeted stair up to the reception hall, spacious lounge, modern fitted kitchen/diner, 2 double bedrooms and modern fitted shower room. Own attic space.

EPC BAND - D

COUNCIL TAX BAND - C

FACTORED BUILDING - Yes

MEASUREMENTS

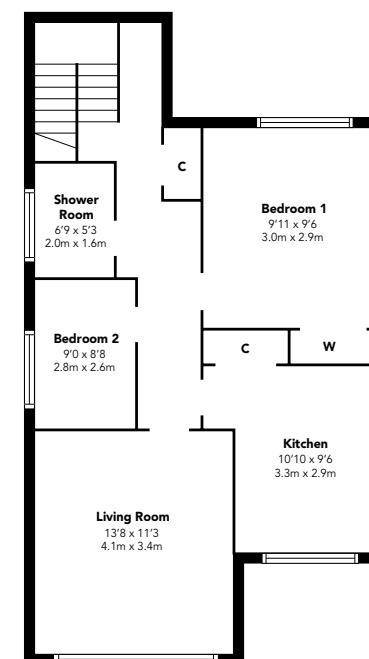
LOUNGE	13'8 x 11'3
KITCHEN	10'10 x 9'6
BEDROOM ONE	9'11 x 9'6
BEDROOM TWO	9'0 x 8'8
SHOWER ROOM	6'9 x 5'3

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



Floorplans are indicative only - not to scale
Produced by Plushplans