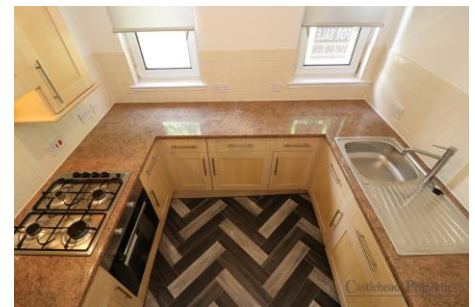




11 INGLEBY COURT, BRIDGE OF WEIR. PA11 3RF.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO PRESENT TO THE MARKET THIS TWO BEDROOM MODERN FIRST FLOOR FLAT SITUATED WITHIN A POPULAR AND WELL-MAINTAINED DEVELOPMENT IN THE VILLAGE OF BRIDGE OF WEIR. THIS IS AN IDEAL FIRST TIME PURCHASE AND WITH A GOOD RENTAL YIELD FOR ANY INVESTOR. ON ENTRY TO THE PROPERTY WE HAVE THE L-SHAPED ENTRANCE HALL WITH NEUTRAL DECOR AND GREY CARPET, A SPACIOUS LOUNGE HAS WINDOWS TO BOTH FRONT AND REAR. THE KITCHEN HAS AMPLE BEECH EFFECT UNITS, CREAM SQUARE SPLASHBACK TILING AND GRANITE EFFECT WORK SURFACE; 4 BURNER GAS HOB, ELECTRIC FAN OVEN, INTEGRATED FRIDGE, FREEZER, AND WASHING MACHINE; VINYL FLOORING. BOTH BEDROOMS HAVE NEUTRAL DECOR AND GREY CARPETS. BATHROOM HAS 3 PIECE SUITE, OVERHEAD ELECTRIC SHOWER, WHITE TILE SPLASHBACK AND GREY VINYL FLOORING. BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING, AND ALLOCATED RESIDENTS' PARKING TO THE REAR OF THE BUILDING. BRIDGE OF WEIR IS A DESIRABLE RESIDENTIAL VILLAGE OFFERING A SELECTION OF LOCAL SHOPS, CAFÉS, AND EVERYDAY AMENITIES. THE VILLAGE HAS ITS OWN PRIMARY SCHOOL AND IS WITHIN THE CATCHMENT AREA FOR THE HIGHLY REGARDED GRYFFE HIGH SCHOOL. THERE ARE EXCELLENT TRANSPORT LINKS TO GLASGOW VIA THE A737 AND M8 MOTORWAY, ALONG WITH A REGULAR BUS SERVICE. OUTDOOR PURSUITS ARE CLOSE AT HAND, INCLUDING RIVERSIDE WALKS, GOLF COURSES, AND LOCAL PUBS AND RESTAURANTS.



- MODERN 2 BED FIRST FLOOR FLAT
- ALLOCATED PARKING SPACE
- CLOSE TO ALL LOCAL AMENITIES
- GOOD RENTAL YIELD
- SOUGHT AFTER LOCALE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CATCHMENT FOR GRYFFE SECONDARY SCHOOL

OFFERS OVER £120,000

11 INGLEBY COURT,
BRIDGE OF WEIR. PA11 3RF.

OFFERS OVER £120,000

ENTRANCE HALL 14' 5" x 7' 3" (4.39M x 2.22M)

LOUNGE 15' 1" x 12' 6" (4.60M x 3.81M)

KITCHEN 8' 9" x 7' 4" (2.66M x 2.23M)

BEDROOM 1 10' 11" x 10' 2" (3.33M x 3.09M)

BEDROOM 2 13' 0" x 7' 3" (3.97M x 2.22M)

BATHROOM 7' 3" x 5' 2" (2.22M x 1.58M)

REAR COURTYARD AND PARKING



FIRST FLOOR



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As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

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OFFERS OVER £120,000