



cochrandickie
ESTATE AGENCY

5

Kaimhill Holdings, Crosslee Road,
Bridge of Weir PA11 3RQ

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Number Five Kaimhill Holdings is a very rare to the market detached cottage architecturally extended and re-modelled between 2010 & 2015, set in a delightful location set between the villages of Bridge of Weir and Houston.

The cottage has six main apartments with reception hallway, stunning 50' living dining kitchen with two sets of French doors leading to the courtyard at the rear. The modern kitchen has ample wall and base units with contrasting Granite work surfaces with the entire area complemented with tiled flooring. To the rear of the lounge there is access to a two bedroom extension which has been incorporated into the main house but could easily be utilised for a family member depending on the needs of the purchasers. This portion of the cottage has an open plan living kitchen with feature vaulted ceiling, integrated appliances that include oven, hob, extractor hood and fridge freezer. There are two bedrooms, both with fitted wardrobes and a shower room and again a set of French doors to the courtyard providing separate access should you require.

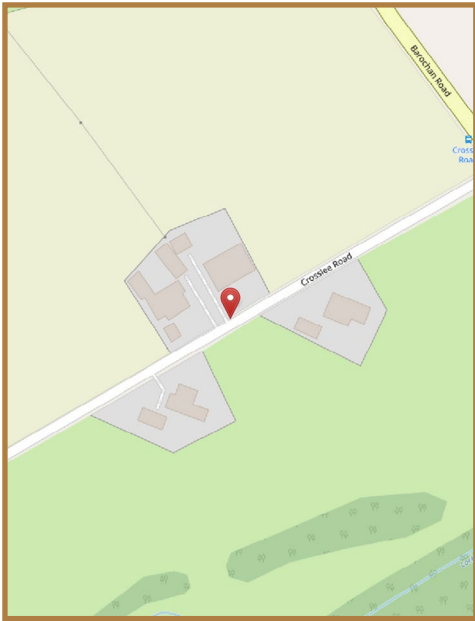
There are three further bedrooms in the main portion of the property, two of which have en-suite bathrooms and built in fitted wardrobes. The house bathroom has contemporary tiling and consists of bath, walk-in shower, WC and wash hand basin. The principal en suite and house bathroom both have electrically operated Velux windows for convenience.

The specification includes double glazing, gas central heating and CCTV surrounding. Both portions of the property have floored and lined attics for further storage.

Externally to the front is a set of electric operated gates leading to a substantial tarmac driveway and the detached garage. There is also a separate block built store in keeping with the house to the front. The rear of the garage has been converted into a home gym. The garage itself has an electric up & over door. The courtyard is a fantastic entertaining space with pergola and patio overlooking the farmland at the rear.

Kaimhill Holdings is a series of small holdings between the villages of Bridge of Weir and Houston, ideally placed for all amenities in both locations as well as being in the catchment for the renowned Gryffe High School and a choice of Primary Schools in either village.





EPC rating

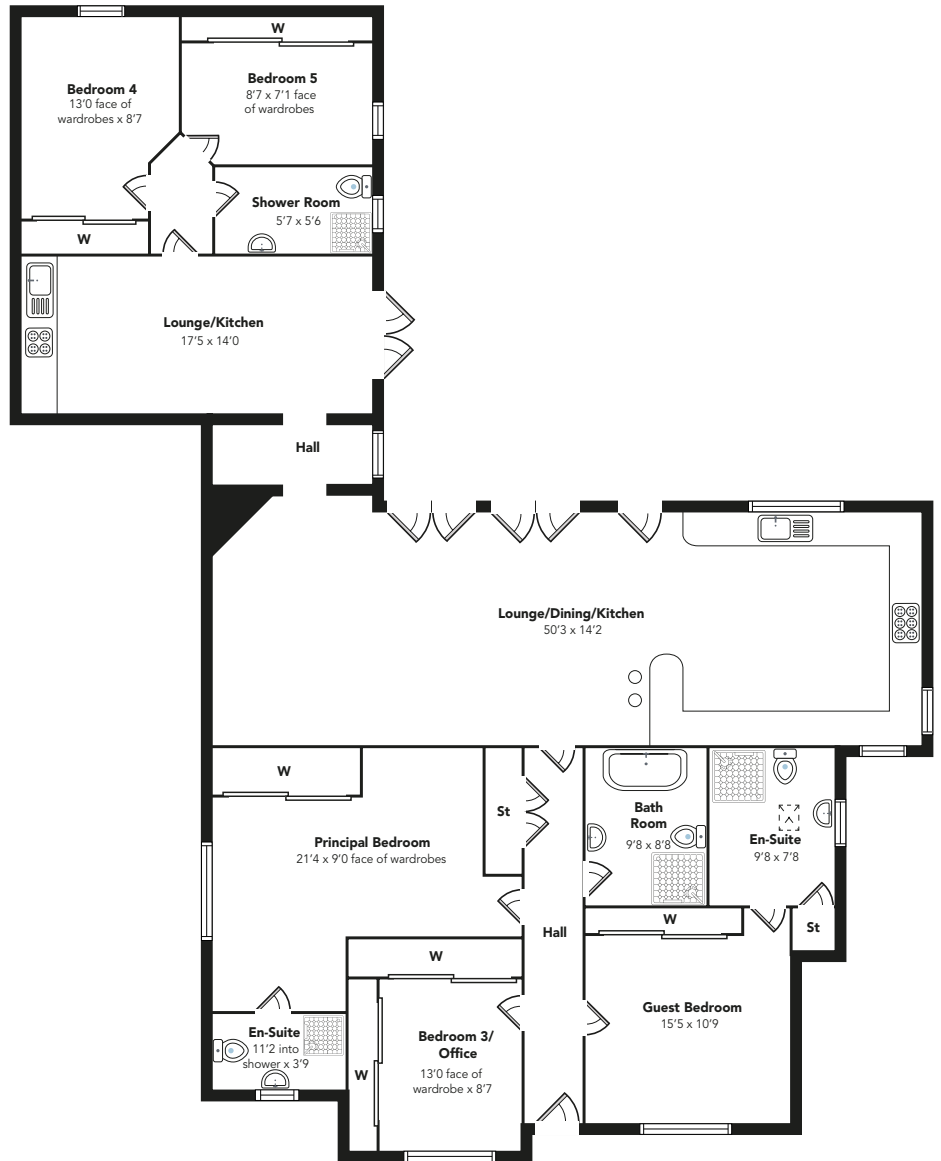
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Bridge of Weir

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.



Floorplans are indicative only - not to scale

Produced by Plushplans

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