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ESTATE AGENCY

**Rockvale Cottage, Main Street,**  
Bridge of Weir PA11 3PA

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'Rockvale Cottage' is a beautiful detached home in the heart of the desirable village of Bridge of Weir. The property has been maintained and upgraded by the current owner including a new slate roof making the whole property in impeccable condition.

You are welcomed into the property by an inviting reception hallway with a twisting timber stair which leads to the upper level. The kitchen is at the back of the house has a picture window and skylight allowing in lots of natural light and feels like the heart of the home. A bespoke island was commissioned to ideally fit the space and complements the sleek modern fitted units. There are integrated appliances including a fridge, freezer, dishwasher, washing machine and a range cooker. This space is perfect for entraining and creating culinary delights and when you are ready to relax a stair leads to the upper lounge. This is an elegant room flooded with light and has space for a suite and a dining set. French doors open to the cottage garden from the dining area and there is also handy access to a WC on this level.

The layout has four flexible bedrooms but the current owners use one of the ground floor bedrooms as a cosy sitting room where they have installed a wood burning stove. There is another double bedroom on the ground level and two further bedrooms on the upper floor which both have fitted wardrobes.

For convenience, there are two bathrooms and a separate WC in the house spread over the different levels. The main bathroom is fresh and modern with a big skylight window and a four piece suite including a freestanding tub and a walk in shower.

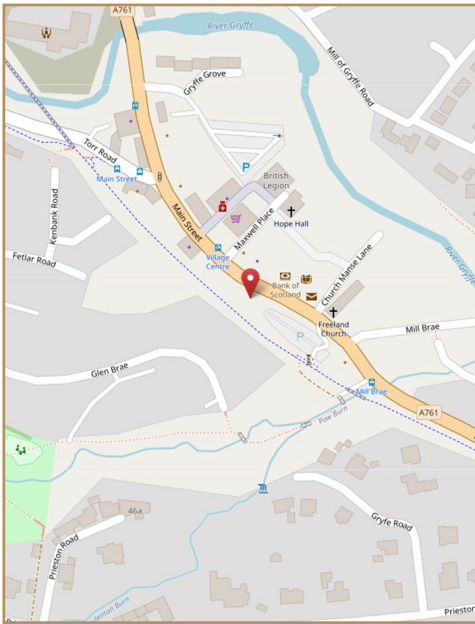
In addition the property has a rear porch which is useful for jackets and boots plus it provides covered access to the cellar space where there is further storage and power. The property specification includes gas central heating and double glazing.

The property has well tended grounds surrounding it with the main cottage garden at the side. This is a tranquil, enclosed space with seating areas and raised beds for the green fingered as well as a raised lawn at the rear. The garden also benefits from a timber shed and a green house.

There is off street parking on the private driveway which can accommodate a number of vehicles.

Bridge of Weir is a sought after village with good local amenities including a choice of eateries, pubs and local shops. There are two excellent golf courses to choose from and highly regarded local schooling at Bridge of Weir Primary and Gryffe High School.

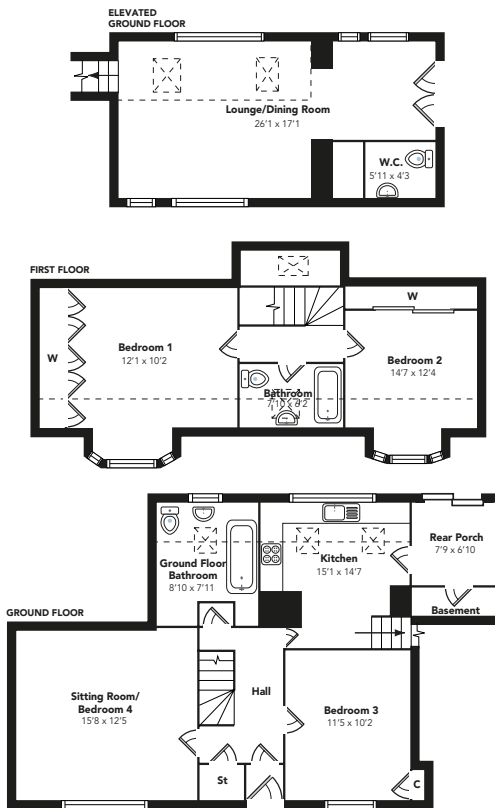




EPC rating  
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Office  
Bridge of Weir

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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