



cochrandickie
ESTATE AGENCY

'Bridge House'
Milliken Park Road,
Kilbarchan PA10 2DB

www.cochrandickie.co.uk







'Bridge House' Milliken Park Road,

Kilbarchan PA10 2DB

'Bridge House' is a beautifully presented 19th Century Cottage architecturally re-designed set on the rural fringes of the historical village of Kilbarchan.

The property occupies an elevated position above the River Cart in a quiet location well placed for local amenities surrounded by mature gardens and an original stone wall.

Nestling in those mature gardens, this family home offers spacious accommodation over two levels.

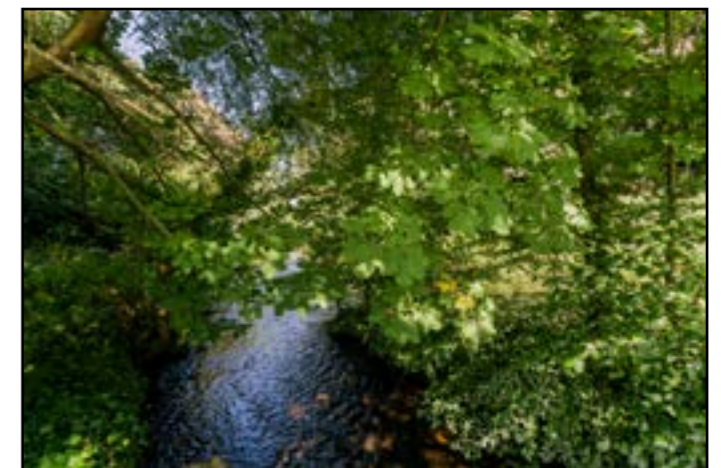
An entrance hallway with herringbone flooring which runs throughout the ground floor leads to the dining size lounge (that has French doors on both front and rear elevations) stunning breakfast kitchen that has ample wall & base units with integrated appliances that include oven, five burner hob and extractor hood as well as a further set of French doors that also leads to the front terrace, similar to the lounge. A double bedroom again with French doors this time to the rear courtyard is also on the ground floor as well as a fully tiled bathroom that has a Jacuzzi bath and separate walk-in shower cubicle.

A carpeted stairwell leads to two further double bedrooms and a shower room. Both bedrooms have two large Velux windows not only providing fantastic natural light but also lovely open aspects.

A fantastic feature is the garden grounds. To the rear is a gated courtyard providing private parking. A gated storage area is adjacent to the property with gates to both front & rear. To the front is a fabulous terrace with flower beds and stone steps that lead to the extensive level lawn with the original wall on the west side, mature trees on the east side and a wrought iron gate leading to the River Cart.

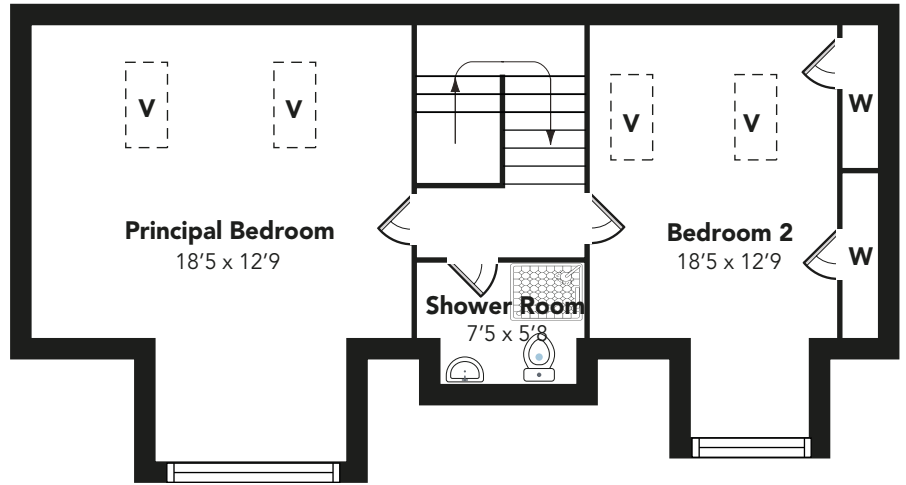
The specification includes gas central heating & double glazing.

Kilbarchan is an historic conservation village with offers a range of local shops and facilities and is an ideal base for the commuting client being adjacent to the bypass which links up with the M8 motorway for connection to Glasgow and to Glasgow Airport, Paisley, Braehead Shopping Centre, Glasgow City Centre southwards to the Ayrshire coastline. Further shopping facilities can be found in the nearby town of Johnstone which will more than adequately cater for everyday needs and requirements. There is also a train station a short walk away at Milliken Park with additional park and ride facilities available at Johnstone Train Station.





FIRST FLOOR



Travel Directions

From the A737 take the Kilbarchan off ramp and turn left at the roundabout. At the next roundabout turn right and continue up the hill turning first right into Milliken Park Road and the property is on the right hand side.

EPC rating

E

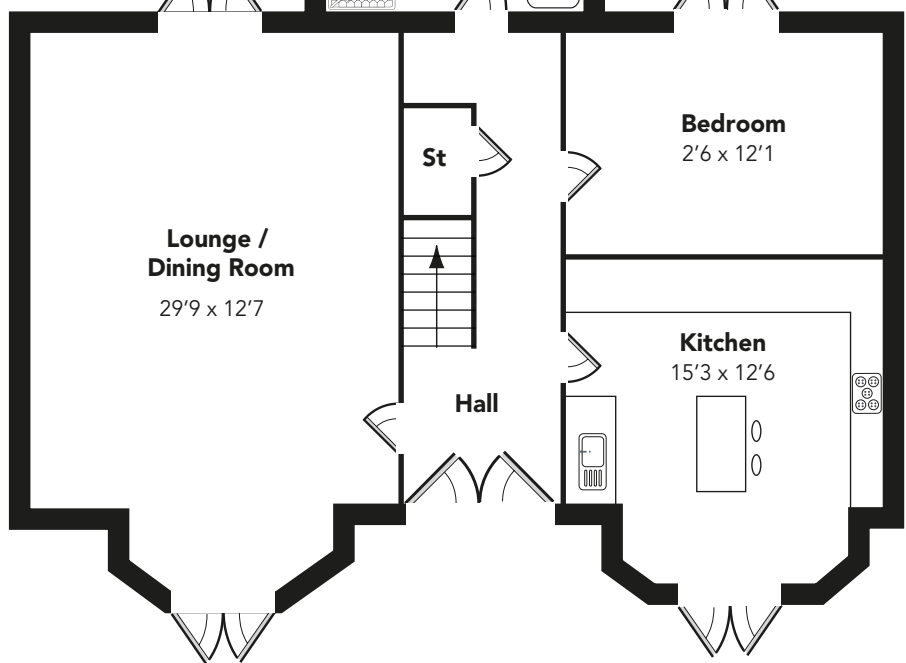
Office

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.

GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

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