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ESTATE AGENCY

63 Shillingworth Place,  
Bridge of Weir PA11 3DY

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Number Sixty Three Shillingworth Place is a beautiful, modern detached villa built by Charles Church Homes. The property has been tastefully styled by the current owner and offers buyers looking in the village the chance to buy a great family home in a much sought after area.

Tastefully and neutrally decorated the property offers fantastic flexible accommodation over two levels not overlooked either front or rear.

A welcoming reception hallway with central staircase (adding a touch of period to this modern home) and has access to a family room, WC, front facing lounge and a fantastic dining, breakfast kitchen that has French doors leading directly to the garden. There are ample wall & base units with integrated appliances that include six burner hob, extractor hood, oven, wine fridge. Completing the accommodation is a separate utility with plumbing and door to side elevation.

On the upper level there are four bedrooms, two of which have en

suites, the principal also having a walk-in dressing room. Completing the accommodation is the house bathroom.

There is a monobloc driveway running adjacent to the property to a larger style single garage with separate door to the front. The rear garden has been landscaped on two tiers, with patio, lawn and deck area with Pergola directly from the property.

The specification includes gas central heating, double glazing, EV point, oak doors throughout and a security alarm system.

Bridge of Weir is a desirable village with excellent local amenities including restaurants, bars, cafes and a good range of local shops. Both primary and secondary schooling is well regarded and there are further options for early learning child care. The village has two excellent golf courses and you are never far from open countryside to enjoy outdoor pursuits such as cycling, walking, running and horse riding.





### EPC rating

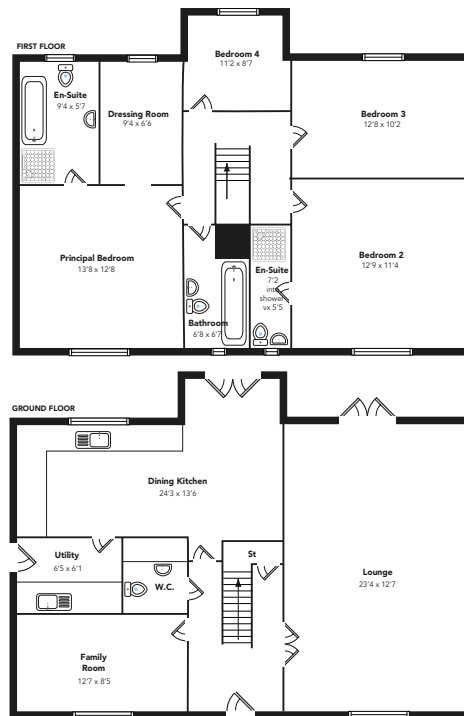
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### Office

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 Plusplans

## Our Offices

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