cochrandickie

ESTATE AGENCY

52

'Bracklinn' Kilbarchan Road,

Bridge of Weir PA11 3EZ

www.cochrandickie.co.uk
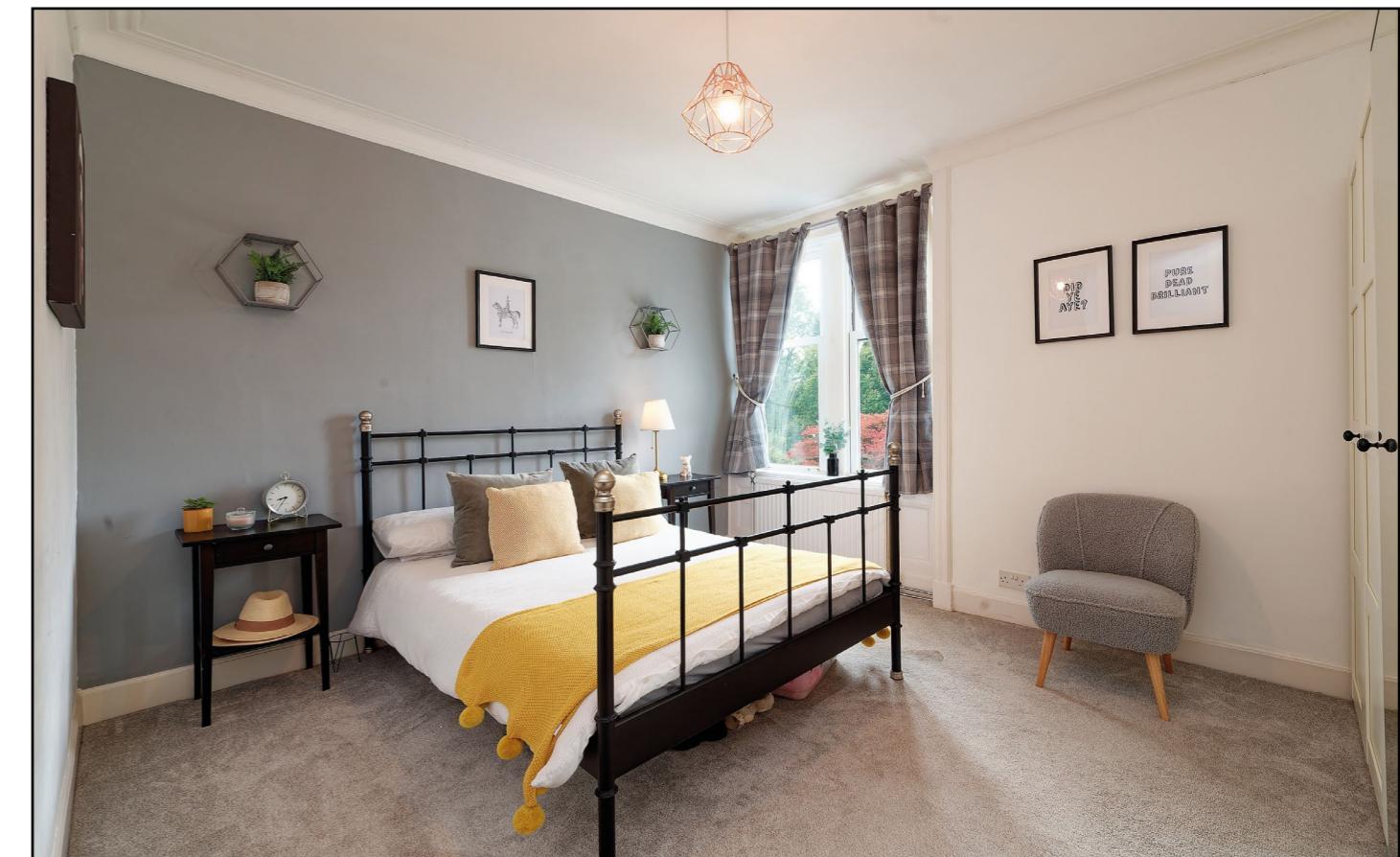
52 'Bracklinn' Kilbarchan Road,
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'Bracklinn' is a stunning example of a period semi detached villa that has been architecturally extended and landscaped, set in the heart of the village of Bridge of Weir. Full of character and charm, this red sandstone property blends timeless period character with thoughtful modern design and is beautifully presented throughout.

The internal accommodation comprises of a broad and welcoming reception hallway with ornate cornice, carpet stair runner leading to the half landing and first floor. To the front is the beautiful formal bay window lounge with limestone fireplace and living flame gas fire.

The stunning living breakfast kitchen marries classic detailing with contemporary finishes to create an open flowing space to combine cooking with socialising, a perfect space for modern living. The kitchen itself has wall & base units with integrated appliances oven, hob and wine fridge, the hob centrally placed in the incredible island breakfast bar. The period look is complete with a Belfast sink and exposed wooden beams in the sitting area with ample natural light provided via windows on both elevations as well as sliding patio doors leading to the deck and garden.

Continuing along the hallway leads to the family room which in turn has door access to a utility room, cloakroom with WC and wash hand basin and a further door to the sun room at the very rear.

The upper level is accessed via the beautiful stairwell that leads to the half landing where there is bedroom four and the three piece house bathroom. Continuing up the stairwell leads to the upper landing which gives access to the attic and three further bedrooms. The principal bedroom mirrors the lounge below with its bay window with the added benefit of an ensuite shower room.

Externally Bracklinn has a handsome façade, intricate period features internally with a harmonious balance of old and new. The property is accessed via a stone chipped driveway with ample off-street parking. The stunning rear gardens have been landscaped with a composite timber deck immediately adjacent to the property with shrub boxes leading to an Indian sandstone patio designed for both relaxation and entertaining, set in a private location close to the centre of the village.

The village of Bridge of Weir offers a range of local shops and facilities which will adequately cater for everyday needs and requirements. Bridge of Weir falls within the Gryffe High School catchment and has its own village Primary School. For the commuting client, Bridge of Weir is located within three miles from the bypass which links up with the M8 motorway for connection to the airport, Paisley, Braehead Shopping Centre and Glasgow city centre. Furthermore, the village offers two golf courses, fishing on the River Gryffe and a selection of village pubs and restaurants.
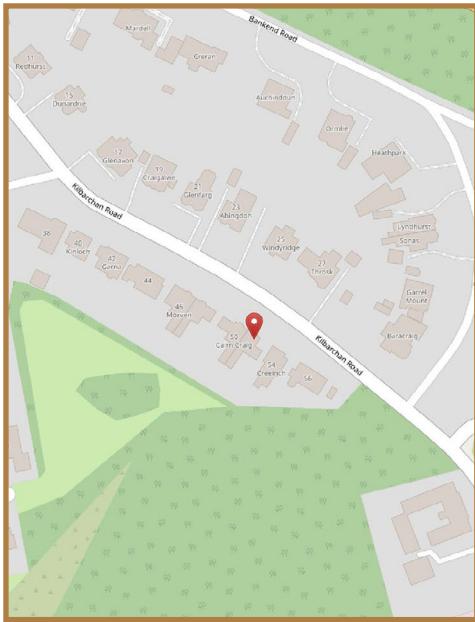
EPC rating
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Office
Bridge of Weir

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.

GROUND FLOOR

Summer House
10'5 x 7'7

St

St

Utility
8'7 x 6'8

W.C.
5'5 x 2'4

Family Room

Living Breakfast Kitchen
27'8 x 13'2

St

Hall

Formal Lounge
17'5 x 14'4

FIRST FLOOR

Bedroom 4
9'4 x 6'3

Bath Room
5'10 x 5'10

Bedroom 2
13'3 x 12'8

Upper Landing

En-Suite
8'4 x 4'2

Principal Bedroom
17'4 into bay x 14'5

Bedroom 3
10'4 x 5'6

Floorplans are indicative only - not to scale
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