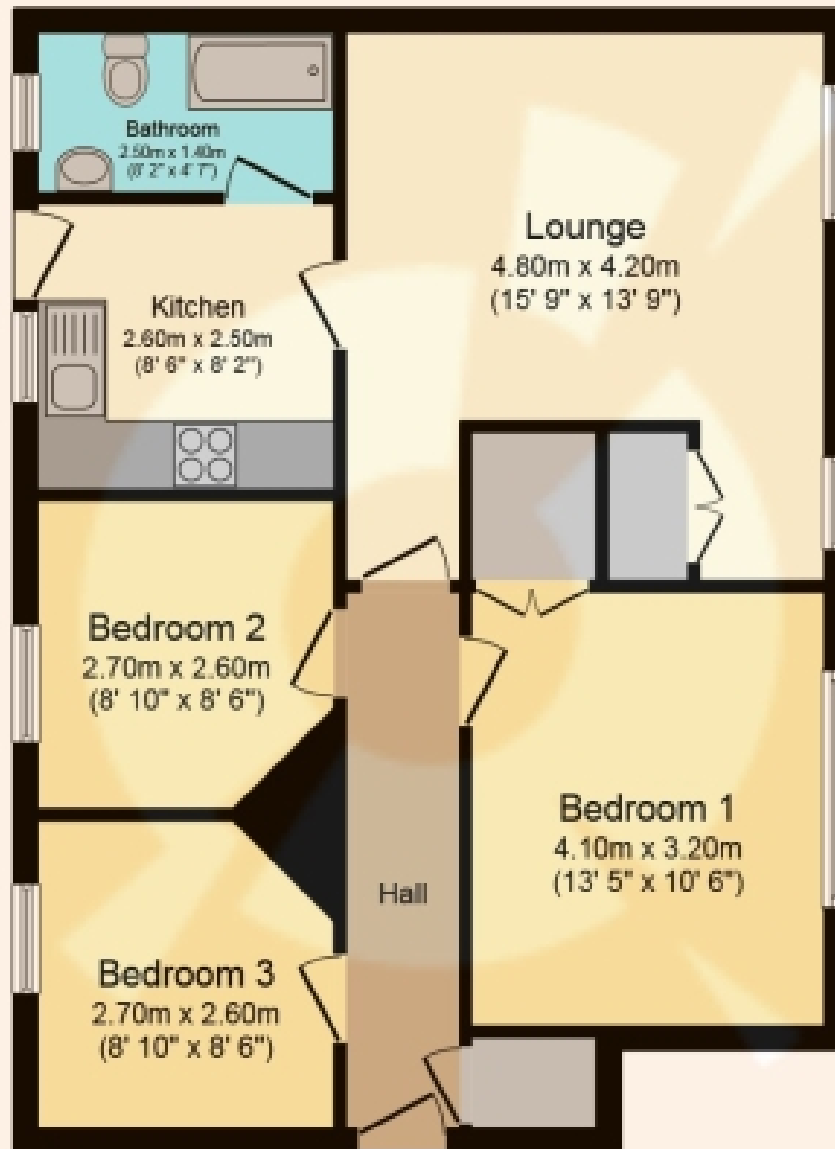




**Flat 1 Lendal Cottage, Mill of Gryffe Road, Bridge of Weir**

**Offers Over £120,000**





## Floor Plan

Total floor area 64.4 sq.m. (694 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

\* SELDOM AVAILABLE \* SOUGHT-AFTER LOCALE \* NO ONWARD CHAIN \* GENEROUS DIMENSIONS \* FANTASTIC FIRST-TIME PURCHASE \* EXTENSIVE PRIVATE GARDEN \* PRIVATE DRIVEWAY FOR MULTIPLE CARS \* Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Nestled in the highly regarded Bridge of Weir locale, No. 1 Lendal Cottages presents a seldom available and sought-after ground floor apartment, featuring spacious and adaptable living spaces. The property is conveniently located just a short walk away from a plethora of local amenities and delightful eateries, and is offered with no onward chain, making it an excellent opportunity for a first-time purchaser.

Situated on Mill of Gryffe Road, this property boasts its own private driveway, providing secure off-street parking for multiple cars. Upon entering through via a secure own-door entrance, you are welcomed into the warm reception hallway which leads you in the first instance to the family lounge.

The lounge, complimented by generous dimensions and abundant natural light, offers the perfect spot to relax and unwind. The well-appointed kitchen is equipped with ample wall and base mounted units, with contrasting marble-effect countertops.

The property encompasses three generously proportioned bedrooms, offering versatile living spaces. Completing the property internally a fully tiled three-piece bathroom featuring a bathtub with an overhead shower, a W.C., and a wash hand basin.

The private, extensive rear garden is fully enclosed and meticulously maintained. Predominantly laid to lawn, it features a sociable patio area – the perfect space to relish during the summer months while enjoying the soothing sounds of the nearby flowing River Gryffe.

Bridge of Weir has a host of great local amenities including a well-known supermarket, cafes & restaurants. A short drive to the A737 will link you up to the M8 motorway, Glasgow Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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