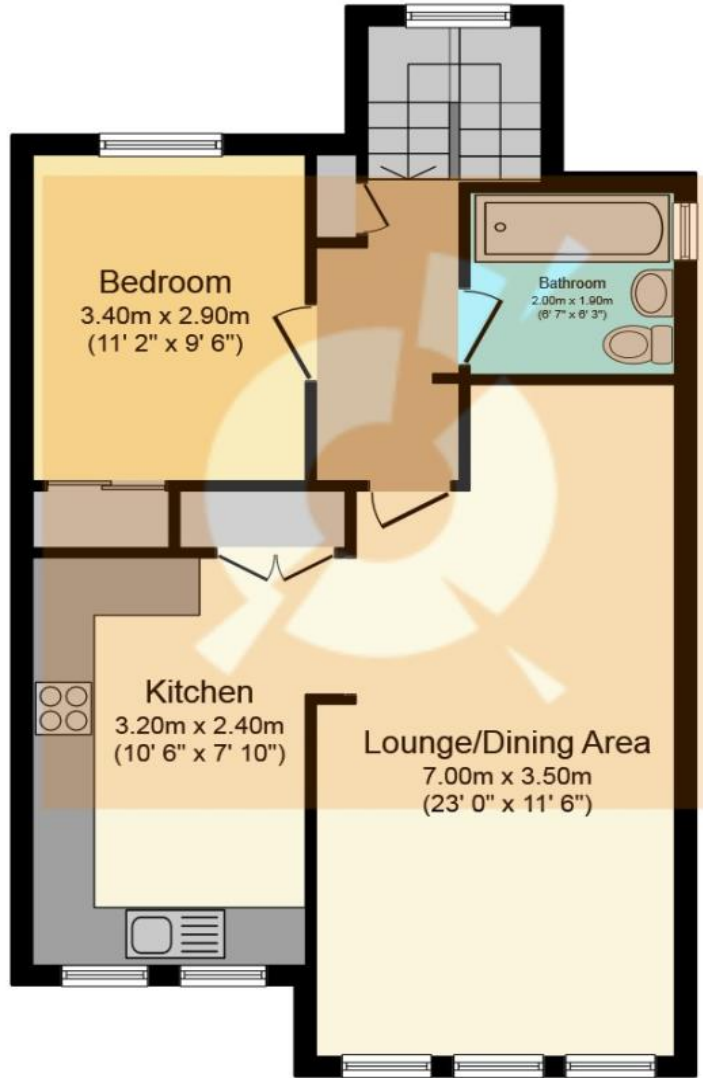




18 Glen Brae, Bridge Of Weir, PA11 3BH

Offers Over £95,000





## Floor Plan

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

## THE PROPERTY

**\*\*\*SUBSTANTIAL TOP FLOOR APARTMENT / ORIGINALLY A TWO-BEDROOM HOME\*\*\* EXCELLENT FIRST TIME PURCHASE** within an exclusive Bridge of Weir development. Please call your personal estate agents, The Property Boom for more details.

An excellent opportunity has arisen to purchase a fantastic 1 bedroom First Floor flat within this popular Bridge of Weir development. Welcome to No. 18 Glen Brae.

A slabbed path surrounded by beautiful communal grounds leads to the apartments own front door on the ground floor. Upon entering this warm and welcoming home, you will notice a useful space on the ground level which provides generous additional storage.

The upper level is accessed from a wooden staircase which opens out to the main hallway. This substantial flat was formerly a two-bedroom home. A previous owner has cleverly redesigned the floor layout by removing the partition between the second bedroom and the Lounge. This has created a large lounge and dining area which is now awash with natural light from the dual aspect window formations. This partition can be easily reinstalled to change the apartment back to a 2 bed if required.

The modern fitted kitchen with numerous wall and floor mounted kitchen units are complimented beautifully by the butcherblock worktops and offer great storage. A large walk in storage cupboard can also be found in this immaculately presented kitchen. The kitchen is in excellent condition and has fabulous views out to the manicured communal lawns and mixed woodland.

The property also has a generously proportioned double bedroom with built in storage. The family bathroom has a 3-piece white glazed bathroom suite with shower over bath. Each room benefits from gas central heating and double glazing giving them a lovely warmth.

The communal grounds that surround this charming apartment are stunning and provide the perfect place to relax and unwind. The property also benefits from a garage.

Viewing is by appointment - please contact your personal estate agents, 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.**

www.thepropertyboom.com  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com