



Burnbrae Cottage Mill Brae, Bridge Of Weir PA11 3LD

welcome to

Burnbrae Cottage Mill Brae, Bridge Of Weir

Brilliant first time buy or investment opportunity in the picturesque village of Bridge of Weir. Within popular schooling catchment areas, early viewing is advised.





Lounge/kitchen

16' 4" x 11' 1" (4.98m x 3.38m)

Bedroom 1

10' 9" x 8' 11" (3.28m x 2.72m)

Bathroom

7' 5" x 5' 3" (2.26m x 1.60m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Burnbrae Cottage Mill Brae, Bridge Of Weir

- Village Location
- Lower Ground
- Gryffe Catchment
- First Time Buyer
- 1 Bedroom

Tenure: Freehold EPC Rating: E

offers over

£70,000

Allen & Harris are delighted to present this 1 bedroom, basement cottage flat situated in the picturesque village of Bridge of Weir. The property comprises of 1 bedroom, a living room with a built in fitted kitchen and a modern bathroom. You will have access to the communal gardens, with a scenic burn and waterfall included at the bottom! This property is a fantastic opportunity for first time buyers or investors alike.

This charming west coast village is an ideal location for family living as it offers an array of local amenities to provide excellent schooling, shopping for general day to day requirements as well as bars, cafes and restaurants to ensure a vibrant social life. Sporting and leisure activities are also well provided for with a great emphasis upon outdoor activities such as cycling and walking. Furthermore the location is ideal for commuting to Glasgow city centre as well as the international airport only a short car or bus journey away. The M8 motorway is also nearby to access locations throughout Scotland. More comprehensive shopping facilities such as supermarkets and retail parks can be found in neighbouring towns. Bridge of Weir falls within the Gryffe High School catchment area and has its own desirable village primary school.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BOW104275 - 0002

 allen & harris



01505 612114



bridgeofweir@allenandharris.co.uk



Neva Place Main Street, BRIDGE OF WEIR,
Scotland, PA11 3PN



allenandharris.co.uk