



**25 CARRUTH ROAD**

BRIDGE OF WEIR

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully presented and rarely available detached bungalow offering flexible accommodation over six apartments set within landscaped gardens and enjoying open aspects to adjoining fields in Bridge of Weir.**

Set within beautifully landscaped corner gardens and backing onto the rolling Renfrewshire countryside is this superb detached bungalow presented to market in beautiful condition throughout. The property is situated on Carruth Road within the sought after West Renfrewshire village of Bridge of Weir which boasts renowned local schooling and an abundance of amenities. The current owners have cleverly reconfigured and upgraded the property in their time of ownership resulting in a very attractive subject boasting spacious and highly flexible accommodation over one ground floor level finished with modern décor, quality fixtures and fittings within the kitchen and bathrooms and complete with double glazing and gas central heating throughout.

The accommodation comprises of an entrance vestibule leading to a broad reception hallway providing access to all rooms and featuring a large storage cupboard. The lounge is positioned at the front of the property with a log burning stove as the focal point of the room. Twin doors lead from the hall to the kitchen with contemporary fitted floor and wall units and a central island for ideal breakfasting. Within the kitchen is a 'rangemaster' oven with matching hood and an American style fridge freezer as well as an integrated microwave and dishwasher. A double height cupboard is plumbed for a washer and dryer. There are sliding doors to the side of the property and access to a well appointed dining room which in turn leads to the conservatory overlooking the rear garden and countryside. There are four well proportioned and versatile rooms, three of which are currently used as bedrooms whilst one is currently dressed as a study. All four rooms will facilitate a double bed, three of which benefit from fitted storage and the principal has an en suite shower room which comprises a wide shower cubicle with body jets, WC and wash hand basin with surrounding storage. The family bathroom has a modern three piece suite including a double ended bath with waterfall tap and an airing cupboard with hot water tank.

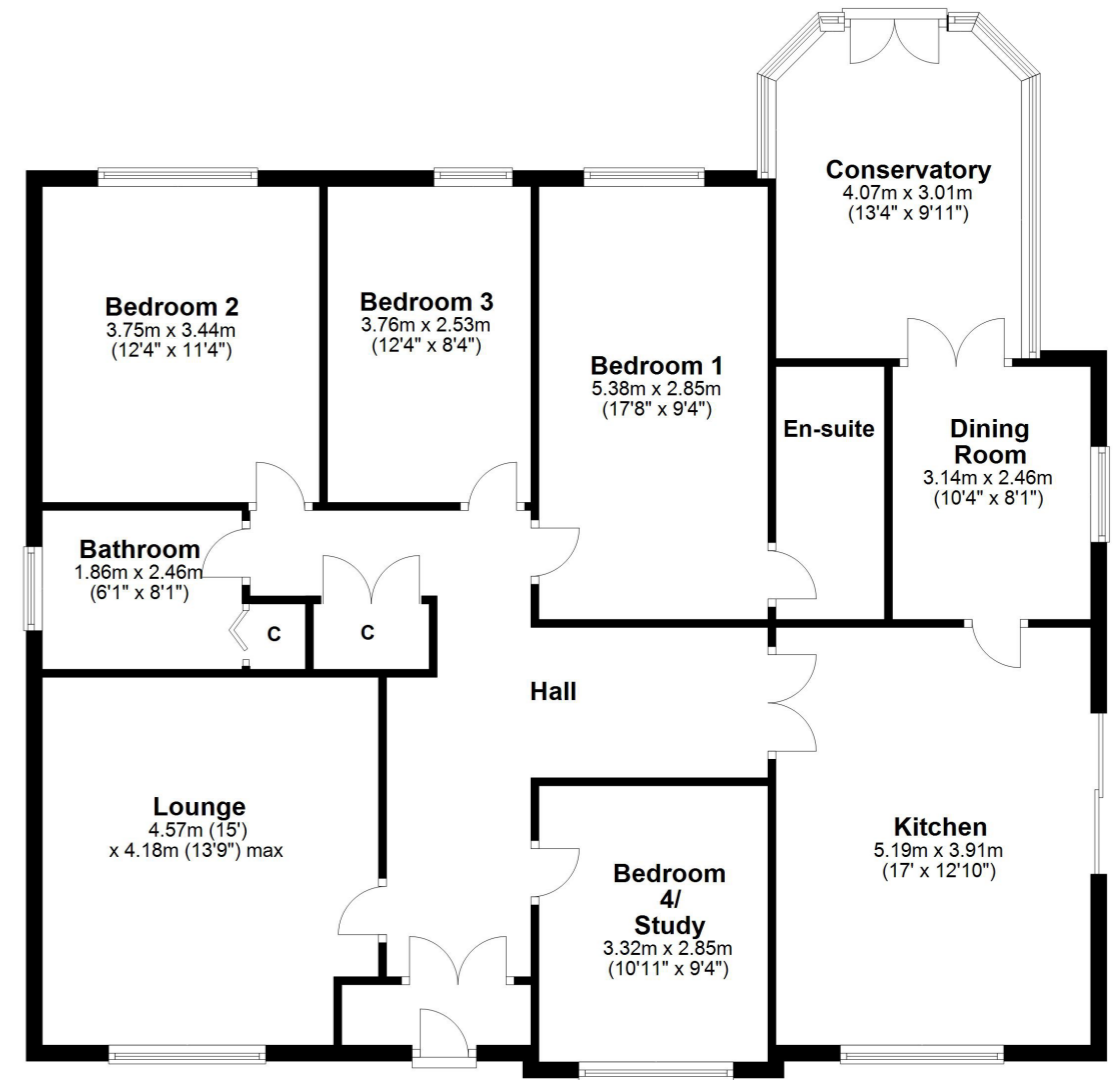
The property sits centrally in a spacious and landscaped corner plot. There are mature bushes and shrubs at the front and an extensive driveway leading along the side of the property to a large double garage. The rear garden is enclosed by trees, shrubs and a timber fence at one side and features areas of timber decking, lawn and a vegetable plot/planting bed.

The specification of the property includes; gas central heating, double glazing, partially floored and insulated loft space accessed via a drop down ladder and photovoltaic solar panels.









Bridge of Weir has good road links towards the M8 motorway, Glasgow International Airport and Glasgow city centre. The village offers a wide range of local amenities including restaurants, shops and a library. The village has a popular Primary School with a nursery and secondary education is at the prestigious Gryffe High School. There is also private schooling nearby at St. Columba's in Kilmacolm. The village has two 18 hole golf courses and there is fishing available on the River Gryffe.

**BW2067** | Sat Nav: 25 Carruth Road, Bridge of Weir, PA11 3HQ

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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