



**FLAT 9 RANFURLY COURT, RANFURLY PLACE**

**BRIDGE OF WEIR**

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**A substantial two bedroom penthouse flat, recently modernised with lift access and allocated parking located within the heart of Bridge of Weir.**

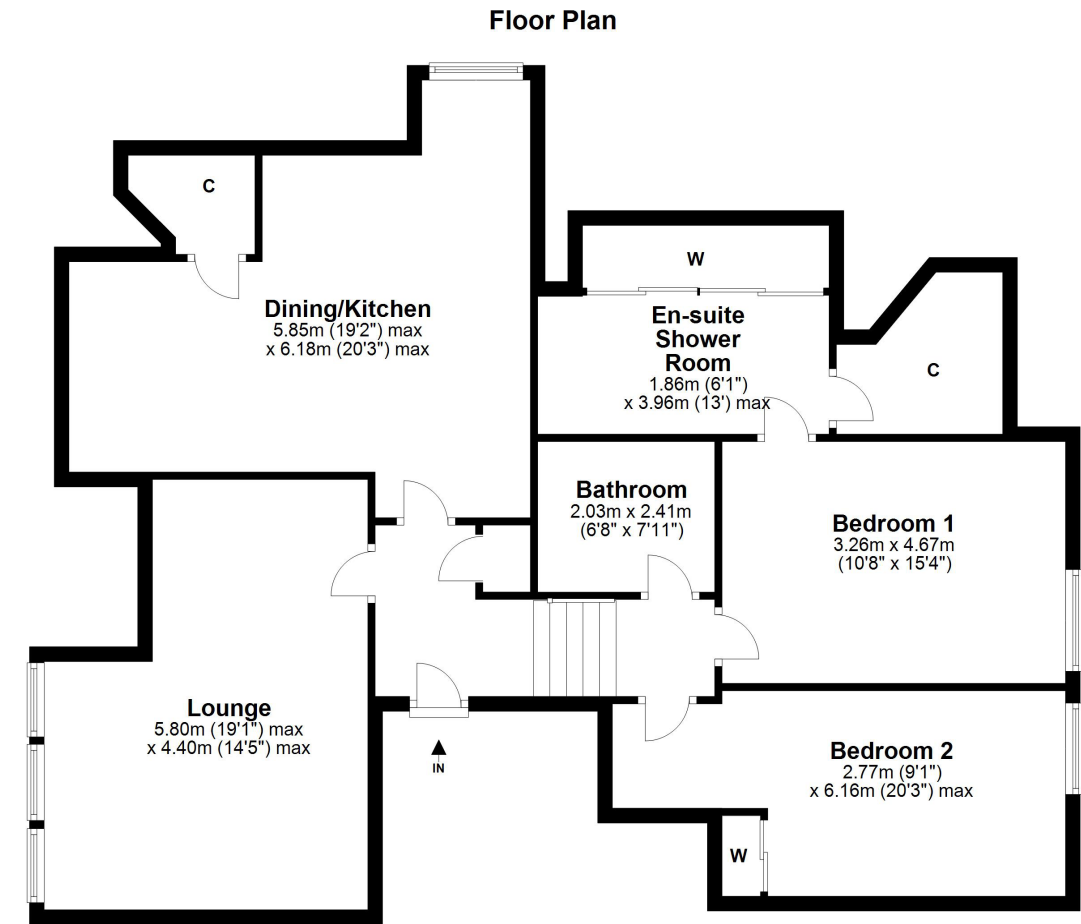
Impressive and substantial penthouse flat commanding a top floor position, enjoying a highly convenient position in the heart of the West Renfrewshire village of Bridge of Weir. This flat is one of two penthouse flats which represents the largest style available within the building and is appearing to the market for the first time in 32 years. The building has been very well maintained and has benefited from a new roof in the last five years. Internally the property has undergone significant improvements including a new kitchen, bathroom and en-suite fitted in the last year and a completely new central heating system within the last four years. This property will surely appeal to downsizers looking to stay within the area and first time buyers alike due to its condition and size.

Ranfurly Court is set in maintained garden grounds with mature trees and is serviced by a car park providing private and visitors parking. The building is accessed via a secure door into a very well maintained residents foyer where the lift can be found providing access to the top floor where the door to this flat is found. The internal accommodation comprises of a spit level hallway with a storage cupboard and a large lounge which is adjacent to the dining sized kitchen. The kitchen comprises a range of fitted storage units, ample work top space, an integrated electric oven and hob as well as free standing washing machine, tumble dryer and fridge. There is a large dining recess in the kitchen and a sizeable storage cupboard. There are two generously sized double bedrooms, both featuring fitted mirrored wardrobes. One has access to a large en-suite shower room/dressing room. This room features a large walk in electric shower, WC and wash hand basin, a full wall of deep mirror fronted wardrobes and a further large built in cupboard. There is a tiled bathroom complete with a fitted bath with mixer shower head, WC and wash hand basin.

The specification of the property includes a recently installed gas fired central heating system, combination boiler, double glazing, lift access and remote door entry system.







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.

**BW2021** | Sat Nav: Flat 9 Ranfurly Court, Ranfurly Place, Bridge of Weir PA11 3DF

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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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