



**18 GLENDENTAN ROAD**

BRIDGE OF WEIR

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### 3 | BEDROOMS

### 2 | BATHROOMS

### 1 | PUBLIC ROOM

**A superb three bedroom semi detached villa which has been cleverly extended and is set within the much sought after Gryffe High School Catchment area of Bridge of Weir.**

This charming family home offers well-presented and very spacious family living throughout which has been enhanced by the addition of a clever extension creating a downstairs WC. The property is very well presented throughout, boasting a recently upgraded and very stylish fitted kitchen and further benefits from modern double glazing and gas fired central heating. This perfect family home occupies a peaceful residential pocket within Bridge of Weir which is favored by families due to its excellent schooling and community.

The complete accommodation comprises an entrance hallway with stairs to the upper level, a large cupboard beneath, access to extension which is home to a WC/Cloakroom (and also has a cupboard) and into the contemporary styled kitchen complete with a range of stylish fitted wall and base units as well as quality integrated appliances. The large lounge is at the rear of the property and offers plenty of space for dining and sitting furniture as well as French doors leading into the conservatory overlooking the rear garden.

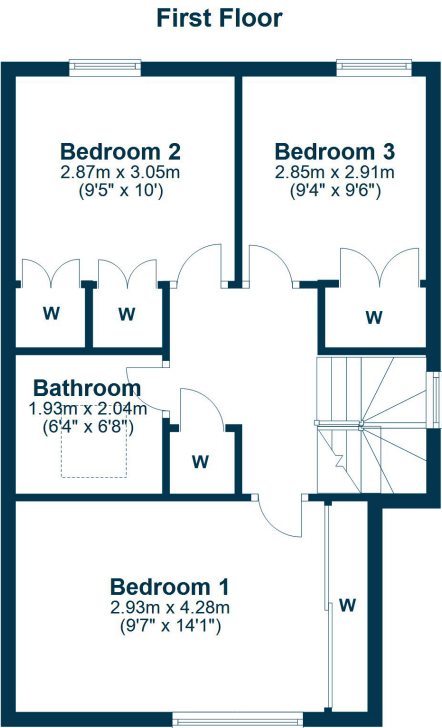
The upper level of the property has a particularly bright central landing with a further storage cupboard, access to the loft and to the remaining rooms. There are three very well proportioned double bedrooms which all benefit from built in wardrobe space. The family bathroom is partially tiled with a fitted bath, WC and wash hand basin and is bathed in light from a large Velux window above.

The property sits within a level plot which has been landscaped for ease of maintenance. To the front there is a display area with paved stones and mature plants, bushes, and shrubs as well as a broad monoblocked driveway extending along the elevation to the single garage in the rear garden. The rear garden is particularly private, fully enclosed and has an area of stone chips and a large, decked area to the rear allowing wonderful space for alfresco dining.









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.

**BW2293** | Sat Nav: 18 Glendentan Road, Bridge of Weir, PA11 3HE

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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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Corum Bridge Of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)