



## FLAT 5 LAWMARNOCK HOUSE

2 TROON DRIVE, BRIDGE OF WEIR

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**3 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A magnificent top floor three bedroom apartment offering upgraded accommodation of over 1700 square feet in the 'Keanie' built Lawmarnock House.**

Impressive luxury flat positioned on the top floor of unique development located in the upper village in landscaped communal gardens. There are only five individual apartments in this exclusive property with a central stair to all three floors. A video security entry system is installed, there is a gas fired central heating system and double glazing. The exterior of the building was upgraded in 2024 with a full recovering of the roughcast finishing that carries a 15 year guarantee.

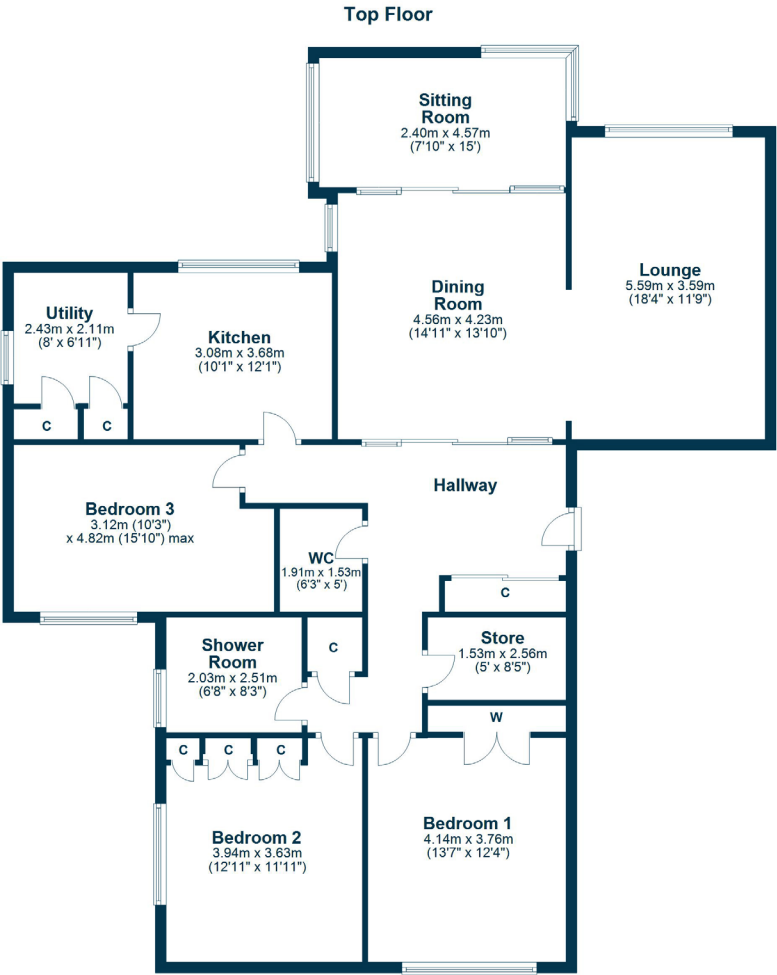
The property is beautifully presented with a modernized interior and pleasant views over the surrounding area. A broad reception hallway features built in wardrobe storage, a storeroom, and a store cupboard. There are glass panels and sliding doors to the large dining room that is open plan to the lounge with full height front windows. A further set of sliding doors open from the dining room to the sitting room with a dual aspect. The kitchen features a modern range of furniture with granite work surfaces, built in appliances and space for a dining table. The utility room has cupboard storage, fitted furniture and space for laundry appliances. There are three double bedrooms, two with fitted wardrobes. A modern tiled shower room is adjacent to the main bedrooms and there is an additional WC in the hallway.

Lawmarnock House is set within mature communal corner gardens screened by hedgerow and mature trees with lawn areas, ample parking, and a double garage.









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.

**BW2538** | Sat Nav: Flat 5 Lawmarnock House, 2 Troon Drive, Bridge of Weir, PA11 3HF

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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