



13 SCHOOL WYND
QUARRIERS VILLAGE

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4 | BEDROOMS

4 | BATHROOMS

5 | PUBLIC ROOMS

A luxurious four bedroom family home positioned within this exclusive cul-de-sac development by Cala Homes in the rural location of Quarriers Village.

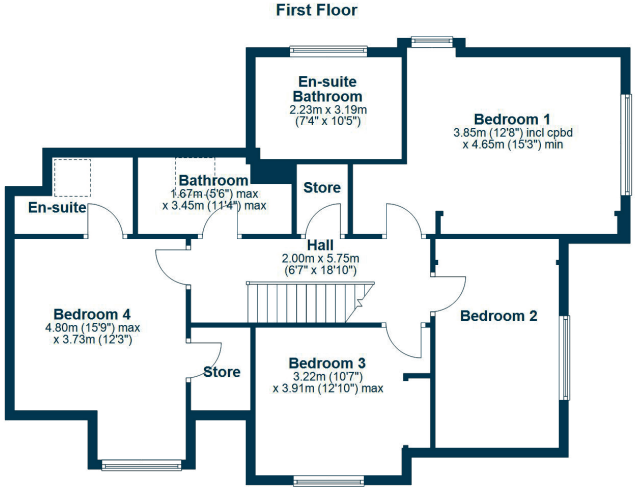
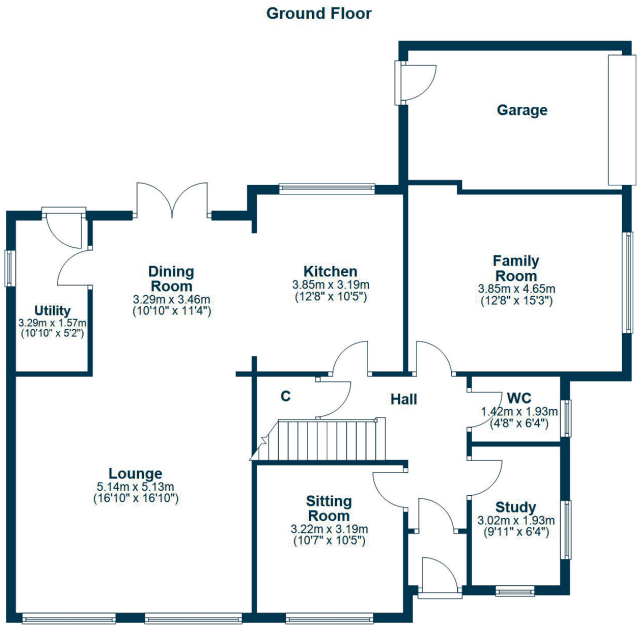
A fantastic modern family home in the hamlet of Quarriers Village located in the Gryffe River valley between the villages of Kilmacolm and Bridge of Weir. This impressive, detached villa is within a small residential development by Cala Homes. The home is set in corner landscaped garden grounds which include a front lawn area with a side driveway leading to a single garage. The level and enclosed rear gardens have been landscaped with a shaped area of lawn surrounded by large flagstone patio terrace ideal for outside entertaining and with French doors giving access to the main living areas of the property.

This striking home offers extremely flexible and spacious accommodation of nine principal apartments formed over a two level layout, ideal for modern family life. The original double garage was converted to form additional living space, and a replacement single garage was constructed on the gable of the property. The enhanced layout provides a spacious open plan living space comprising of the formal lounge, dining room and luxury fitted kitchen. A superb space for entertaining with French doors to the rear gardens. The interior of the home is beautifully presented with a range of neutral, modern floor and wall coverings throughout. The exacting specification includes a high quality fitted kitchen with integral appliances and modern sanitary wear within all the bathrooms. There is a gas fired central heating system and double glazing to external windows and doors.

The entrance vestibule opens into a reception hallway which has a stair with a stylish timber and glass balustrade leading to the first floor and an under stairs storage cupboard. The stunning formal lounge features a media wall with a modern fire and six front facing windows. There is an open plan layout to the dining room which is also open plan to the fitted kitchen. The kitchen features extensive worktop space, high quality fitted furniture and modern appliances. A utility room provides further storage and space for laundry appliances. There is a spacious family room with side facing window formation, a sitting room, a home office/ study, and a cloakroom/WC.

On the upper floor of the property there is a broad central hallway with a deep store cupboard and access to all four bedrooms. The principal bedroom is an impressive double sized suite enjoying a dual aspect to the side and rear of the property, fitted wardrobes along one elevation and a spacious ensuite bathroom. The second bedroom also features an ensuite shower room and a storage area. The third and fourth bedrooms both have fitted wardrobes, and the family bathroom has a bath, wc, wash basin and separate shower area.





Quarriers is a peaceful residential hamlet between Bridge of Weir and Kilmacolm. There are good road links to the local villages with primary education within Bridge of Weir, Port Glasgow and Kilmacolm which is also home to the prestigious St Columba's School offering private education at nursery, primary and secondary levels. There are road links via Bridge of Weir towards the A737 dual carriageway, Glasgow International Airport and M8 motorway network leading to Glasgow city centre.

BW2684 | Sat Nav: 13 School Wynd, Quarriers Village, PA11 3NL

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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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