

10 Kaimhill Holdings

CROSSLIE ROAD, BRIDGE OF WEIR, RENFREWSHIRE, PA11 3RQ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Seldom available smallholding with three/four bedrooms,
detached bungalow enjoying a semi-rural location*



We are pleased to introduce to the market this spacious three/four bedroom detached villa which would be a superb acquisition for a wide variety of people looking for their ideal home, tucked away in a popular pocket of Bridge of Weir. Kaimhill Holdings enjoys a lovely semi-rural setting between the villages of Bridge of Weir and Houston. The property is situated at the Houston end of the Crosslee Road with fields surrounding and on the fringes of Houston. The property is in need of upgrading but 10 Kaimhill Holdings, is the ideal house for those looking to put their own 'stamp' on their new home. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

THE LOUNGE



A hallway entrance leads to all apartments. The formal lounge is flooded with natural light and boasts a pleasant outlook onto the rear garden. The feature 'limestone' fire gives the room a real cosy feel.

THE KITCHEN



The kitchen has a range of floor and wall mounted units with a host of integrated appliances and ample space plumbed for free-standing appliances.



The well-appointed bedrooms have a range of furniture configurations and space for additional free standing furniture if required. The master-bedroom further benefits from an en-suite. Bedroom four can be transformed to meet each individual purchaser's needs and requirements such as a formal dining room or office for those looking for working from home arrangements. A contemporary shower room completes the accommodation.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Externally, the garden grounds and undoubtedly the heart of the home. There is a detached garage/workshop and the fully enclosed garden is a real suntrap. Many a summer's evening will be spent in this zone enjoying the peace and quiet as well as taking in the local wildlife.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



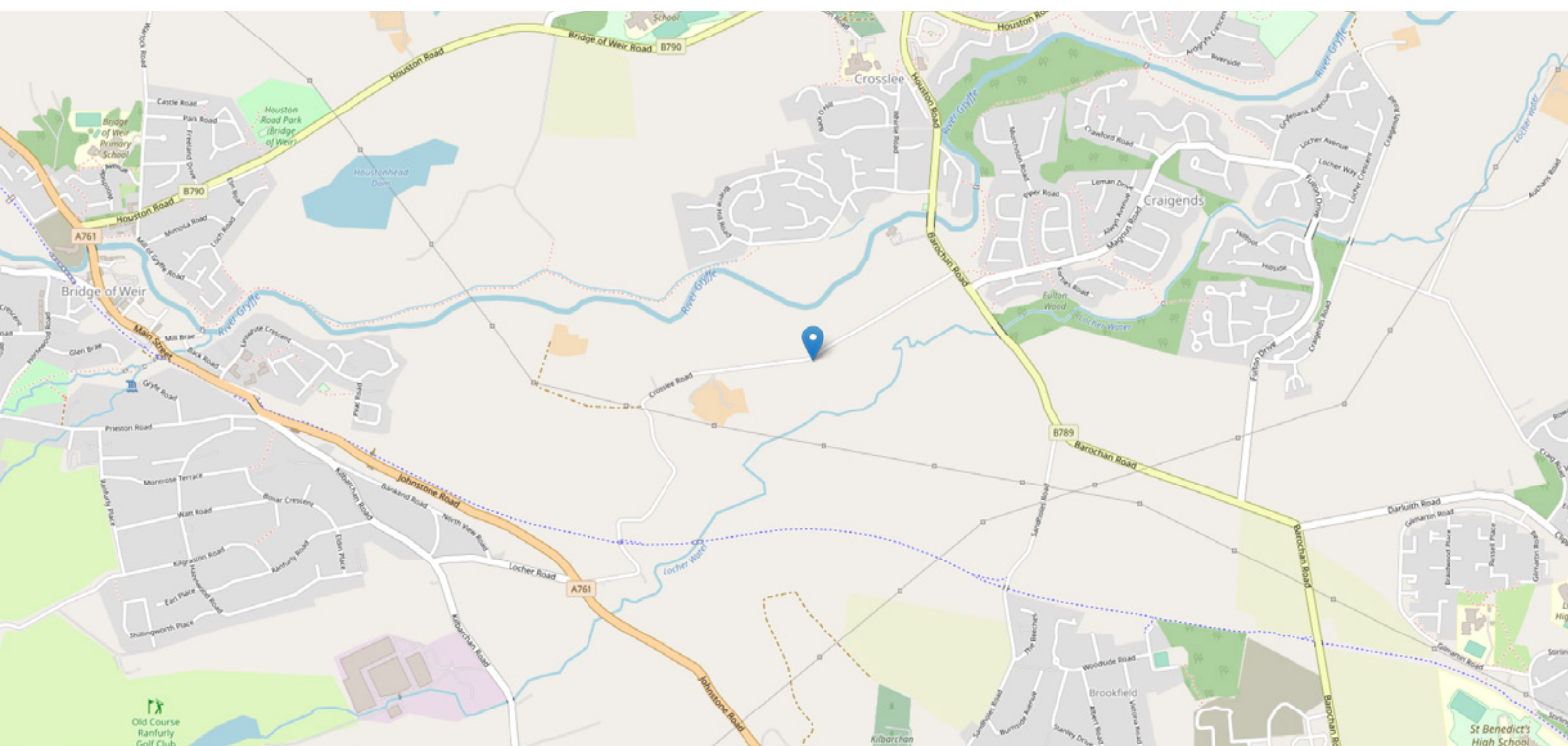
Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.40m (11'2")
Kitchen	3.10m (10'2") x 2.50m (8'2")
Shower Room	1.80m (5'11") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 3.30m (10'10")
En-suite	1.70m (5'7") x 1.70m (5'7")
Bedroom 2	3.00m (9'10") x 2.00m (6'7")

Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	3.30m (10'10") x 2.65m (8'8")
Workshop	10.10m (33'2") x 5.10m (16'9")

Gross internal floor area (m²): 84m²
EPC Rating: D

Buyer's Premium Value: £7000.00



THE LOCATION

Bridge of Weir offers a good range of local shops and services, which easily cater for everyday needs and requirements. The village has a local state primary school and Houston has Gryffe High School. Kilmacolm village (four miles) has the independent St Columba's, with its enviable record of academic achievement. Glasgow has further independent schooling.





The Braehead and Silverburn retail villages are around ten miles, where there are a tremendous range of high street multiples, together with Marks & Spencer and Sainsbury's anchor stores. Braehead also has an IKEA furniture store. The city, at fourteen miles, has all the cultural, higher educational and leisure services normally associated with a major international centre.

Bridge of Weir has two fine golf courses, Old Ranfurly and Ranfurly Castle, both of which are challenging eighteen hole, parkland golf courses and are within a short stroll of the property. The River Gryffe runs through the centre of Bridge of Weir and it is possible, by permit, to fish for brown trout, sea trout and salmon, the river has runs of salmon at the back end. Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina services, as well as some of the UK's most scenic and enjoyable coastal sailing. The village has a regular bus service to Glasgow and there is a main line rail station at Johnstone (four miles). Glasgow Airport is only six miles and offers domestic and international flights. The A761 leads to the A737 and subsequently to the M8 motorway corridor, which provides fast access to central Scotland and beyond.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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