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14 Carruth Road,
Bridge of Weir PA11 3HQ

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Number Fourteen Carruth Road is a spacious detached villa of some sq 2000ft of internal accommodation. Well maintained and beautifully appointed throughout the property is set in a fabulous plot with stunning open aspects over the village and beyond in one of Bridge of Weir's most sought-after addresses.

The internal accommodation comprises, broad entrance hallway with storage, 21' lounge with bay window, breakfast kitchen, separate dining room, sitting room and WC. The carpeted stairwell leads to the first floor where there are four generous bedrooms and a study/home office. The principal bedroom has built-in fitted wardrobes and an en-suite shower room. The family bathroom is partially tiled and includes bath and wash hand basin. Each of the bedrooms have built in fitted wardrobes. The attic is partly floored and can be accessed by a folding loft ladder, providing extra storage. Views of across the village to Old Kilpatrick Hills can be seen from the upstairs.

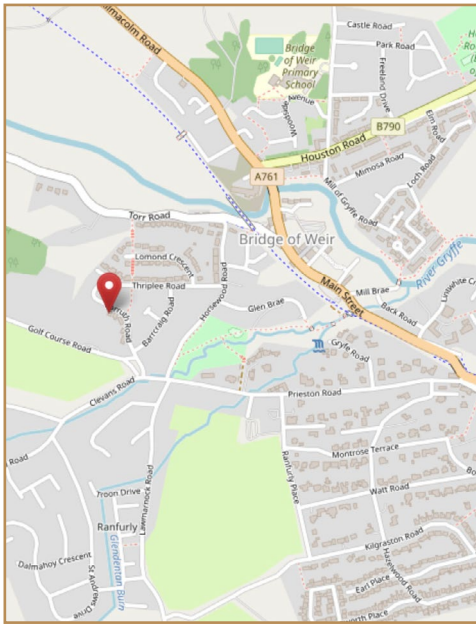
The mature, private gardens are a real feature of this family home and are sure to impress all who view. The gardens to both front &

rear are landscaped and wrap around the property. A substantial driveway leads to a double garage. The privacy and lawn in the rear garden is fantastic, bordered by a mature hedge. There are two separate patio areas to capture the sun as it moves around the house. A storage cupboard accessed externally is ideal for all garden equipment.

This beautiful home also benefits from gas central heating system and double glazing.

Bridge of Weir is a residential village, which offers a range of local shops and facilities which will adequately cater for everyday needs and requirements. Bridge of Weir falls within the Gryffe High School catchment and has its own village Primary School. For the commuting client, Bridge of Weir is located within 3 miles from the bypass which links up with the M8 motorway for connection to the airport, Paisley, Braehead Shopping Centre and Glasgow city centre. Furthermore, the village offers two golf courses, fishing on the River Gryffe and a selection of village pubs.





EPC rating

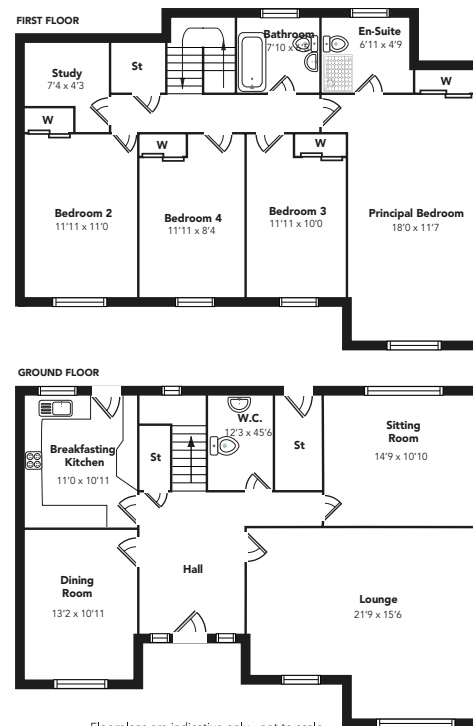
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Bridge of Weir

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)

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