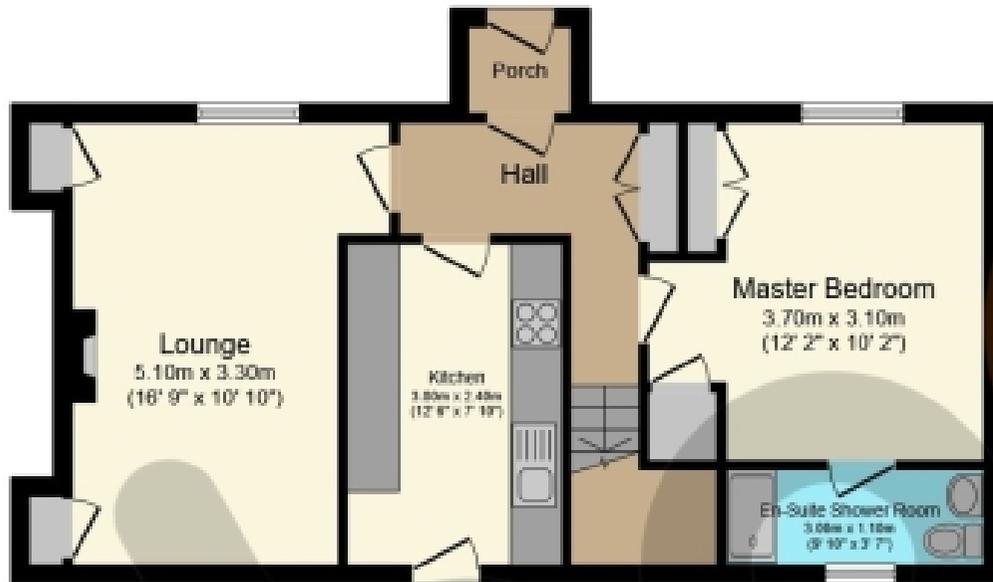




**Shillingworth Steadings, Kilgraston Road, Bridge of Weir**

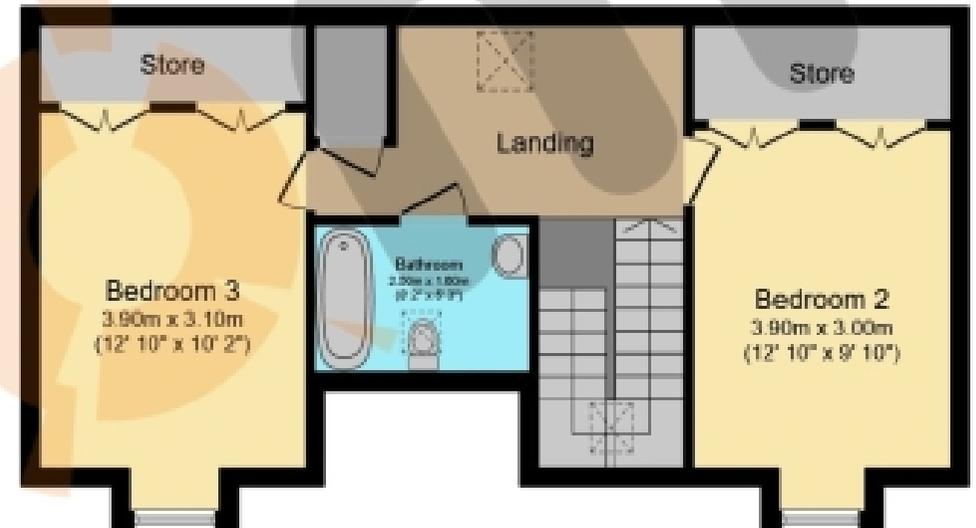
**Offers Over £349,995**





### Ground Floor

Floor area 56.2 sq.m. (605 sq.ft.)



### First Floor

Floor area 52.1 sq.m. (561 sq.ft.)

**Total floor area: 108.3 sq.m. (1,166 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FULLY REFURBISHED FAMILY HOME \* THREE BEDROOM STEADING HOME IN SOUGHT AFTER BRIDGE OF WEIR LOCALE \* MULTI-CAR MONOBLOCK DRIVEWAY WITH GARAGE \* GENEROUS DIMENSIONS THROUGHOUT\* FULLY RENOVATED KITCHEN \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Shillingworth Steading is a beautifully refurbished family home, ideally located in the prestigious Bridge of Weir locale, with convenient access to local amenities and transport links. Approached via the multi-car driveway, the home is entered through an inviting front porch that offers both convenience and practicality. The welcoming entrance hallway provides access to the lounge, kitchen and bedroom one. The impressive family lounge is finished with pristine wooden floorboards that extend throughout the space, enhancing its character while preserving a refined country charm. A striking dual-aspect window formation bathes the room in natural light, beautifully highlighting the feature fireplace as a central focal point.

The kitchen has been recently replaced and is beautifully appointed with sleek white high-gloss base and wall-mounted cabinetry, offering an abundance of integrated storage. A comprehensive range of high-quality integrated appliances includes a fridge freezer, oven, hob, extractor fan and washing machine, all of which are included in the sale. Elegant white marble worktops enhance the kitchen's contemporary aesthetic while providing generous, practical space for both everyday cooking and entertaining.

Completing the ground floor is Bedroom One, a generously proportioned retreat benefiting from excellent built-in storage and a beautifully presented en-suite shower room. The en-suite is finished to a high standard and comprises a sleek walk-in shower, WC and wash-hand basin set within elegant under-counter cabinetry.

The upper-level hosts two bedrooms alongside the family bathroom. Each bedroom offers impressive dimensions complemented by extensive built-in storage. The recently replaced family bathroom is finished to a high standard and comprises a WC, wash-hand basin and a bath with an overhead rainfall shower, creating a refined and contemporary space.

Externally, the expansive garden enjoys serene, far-reaching views across both the city and surrounding countryside, creating a truly tranquil outdoor setting. A generous, sociable patio provides the perfect space for alfresco dining and entertaining, overlooking the beautifully maintained lawn.

This property benefits from both double glazing and gas central heating throughout. Bridge of Weir has a host of great local amenities, including well-known supermarkets, cafes & restaurants. A short drive to the A737 will link you up to the M8 motorway, Glasgow Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre.

**\*PLEASE NOTE THAT SOME AI HAS BEEN USED TO ENHANCE THIS LISTING\*  
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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate, and floor Plans are only for illustration purposes and are not to scale. Thank you.

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