



**cochrandickie**  
ESTATE AGENCY

**46B** Prieston Road,  
Bridge of Weir PA11 3AW

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# 46B Prieston Road,

Bridge of Weir PA11 3AW



Situated in arguably one of Bridge of Weir's most premier addresses is 46B Prieston Road. Set in an exclusive enclave of only five detached family villas completed in 2019 and is now one of the villages most sought after addresses.

Designed with efficiency and elegance in mind whilst obtaining a period feel, this beautiful home offers comfortable and efficient modern family accommodation finished to an exacting standard with efficient modern gas central heating system including dual zone heating and additional Solar PV panels. The property has high performance double glazed UPVC windows and doors and a security alarm system.

The accommodation comprises; reception hallway, sitting room, formal lounge to the rear, stunning family/living kitchen with ample Jackton Moore wall & base units with 'Neff' integrated appliances that includes double fridge freezers, induction hob, extractor hood, microwave oven, dishwasher and wine fridge. A set of bi-fold doors lead directly to the rear garden. The separate utility room has matching units and a washing machine. Completing the ground floor is a WC with wash hand basin.

A carpeted stairwell leads to the fantastic first floor where there are four double bedrooms, the principal and guest bedrooms both having luxury en-suite shower rooms whilst the principal bedroom also enjoys a walk-in dressing area. The house bathroom again matches the quality of the rest of the fitments with bath, separate shower, WC and wash hand basin.

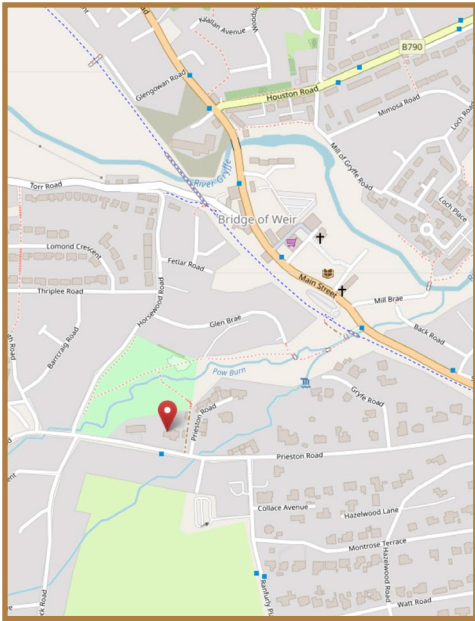
Externally the monobloc driveway runs adjacent to the property leading to the garage that has remote control led access. The rear garden has been landscaped with artificial grass and a feature walled pond with heated water that could easily be turned into a shallow pool with the correct filters etc..

This is the first property of this development to come to the open market since they were constructed and should be well received.

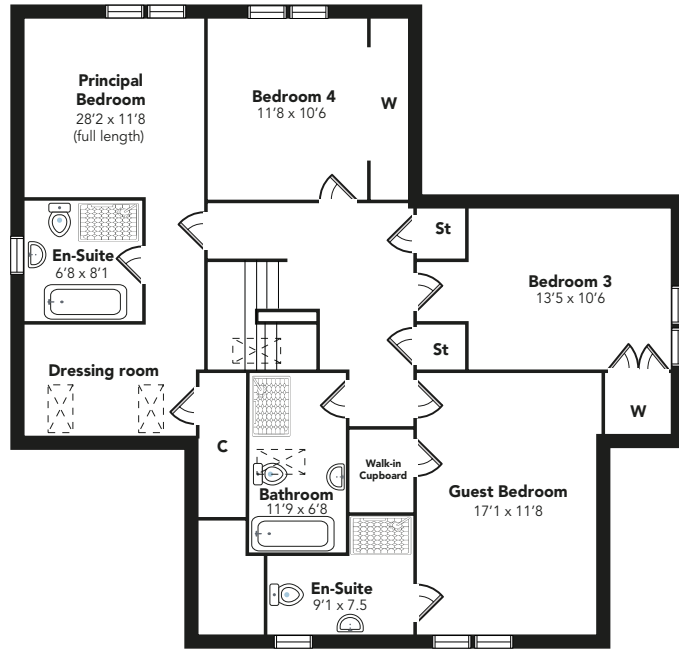
The specification includes gas central heating, Solar PV panels, double glazing, Cat 5 cabling to all rooms and 2.7m ceiling heights on the ground floor apartments.



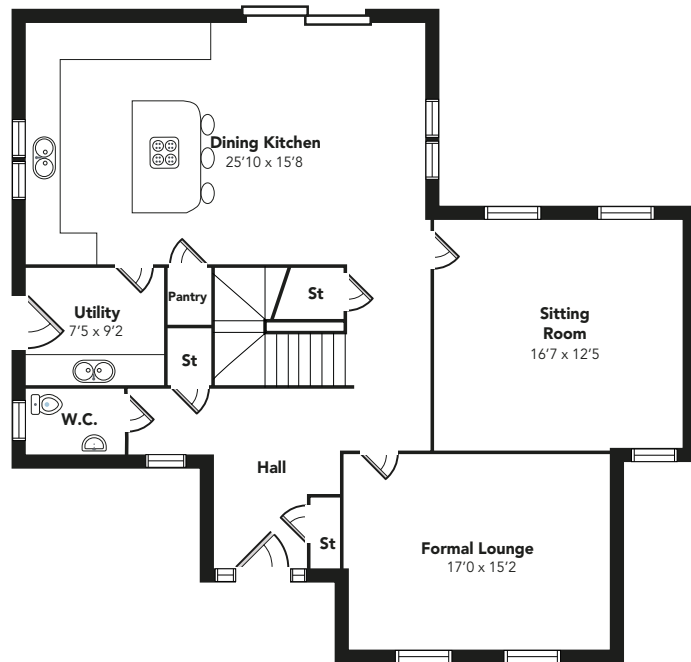




FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

EPC rating

B

Office

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.

## Our Offices

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