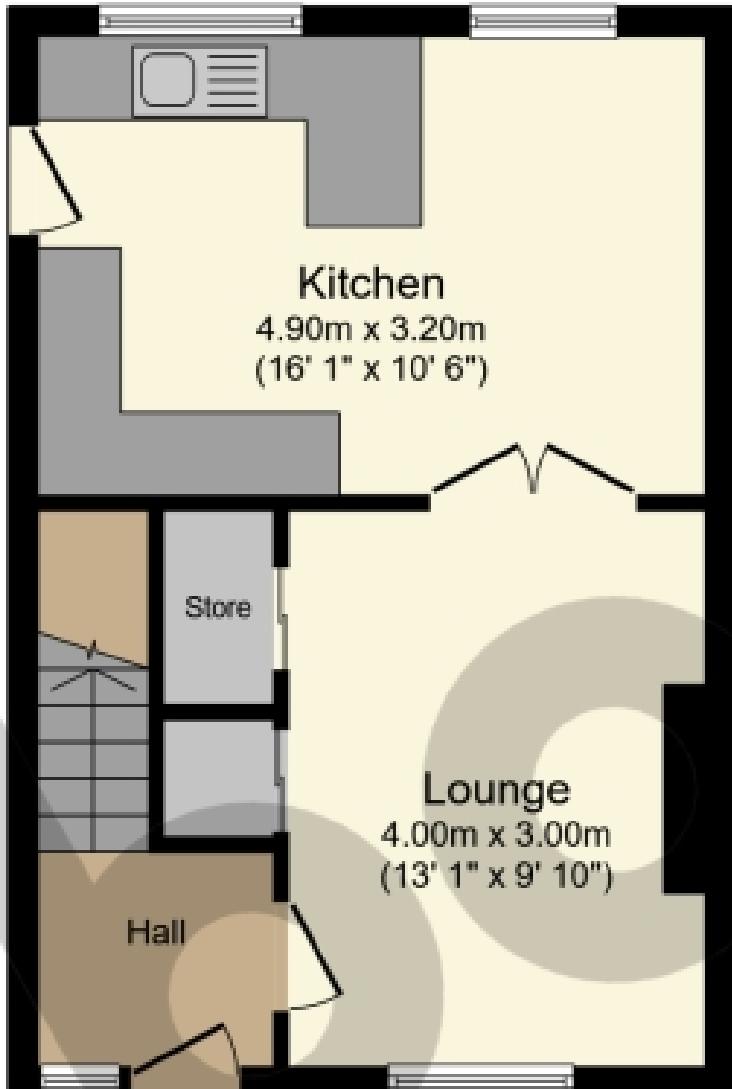




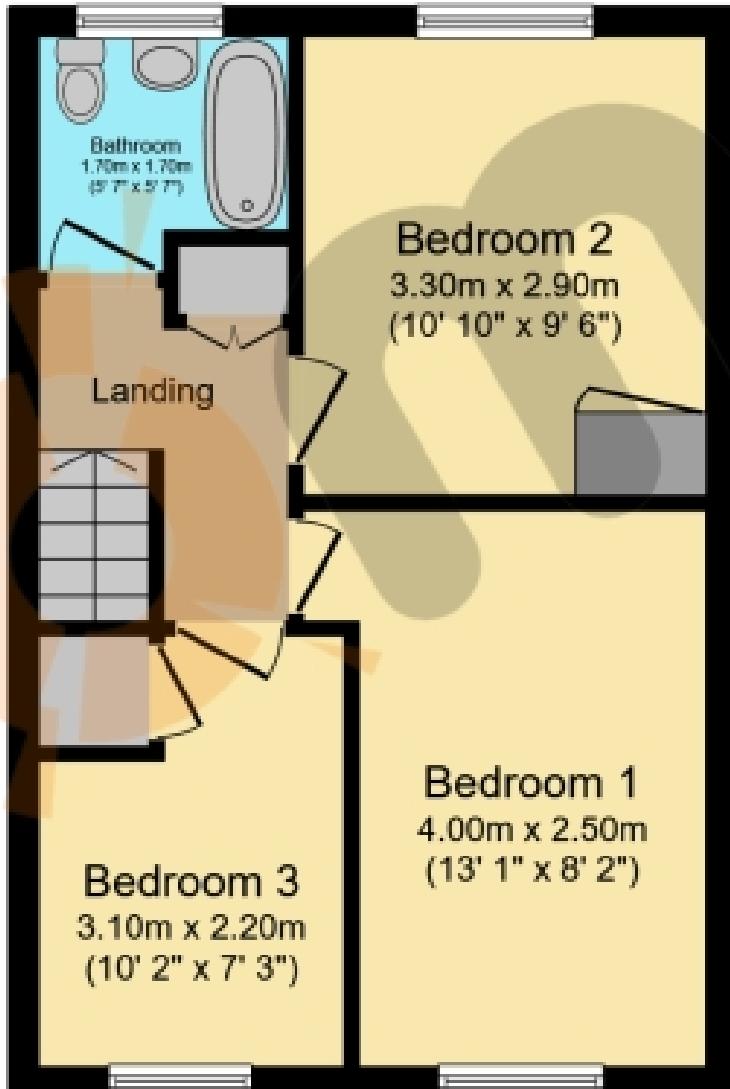
**Yarrow Crescent, Bishopton**

**Offers Over £235,000**





**Ground Floor**  
Floor area 35.5 sq.m. (382 sq.ft.)



**First Floor**  
Floor area 35.5 sq.m. (382 sq.ft.)

**Total floor area: 71.0 sq.m. (765 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

Welcome to Yarrow Crescent and this refurbished semi-detached villa, just a short drive to a host of local amenities and transport links. The home is a short walk to the well-regarded Bishopston Primary School and has been extensively refurbished by our clients over the last couple of years.

### DIRECTIONS:

5 Yarrow Crescent is best accessed via Dunglass Road. As you enter Dunglass Road, proceed up to the top right-hand side where Yarrow Crescent starts.

Entry in the first instance is to the welcoming reception hallway, and in turn to the family lounge which is complimented with quality laminate flooring, neutral tones, and an on-trend media wall with built in feature fire.

Originally comprising a separate lounge, dining room, and kitchen, the ground floor has been cleverly transformed by our clients over the past two years into a fabulous sociable layout, bringing the kitchen and dining room together in one versatile, contemporary space which can be accessed via chic French doors from the lounge.

The recently installed kitchen features a range of wall and base mounted shaker style cabinets with contrasting marble-effect countertops. Integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood, fridge/freezer, dishwasher and washer/dryer. Ample space is available for a large dining table and chairs.

Climbing the stairs to the first floor brings you to the three bedrooms and family bathroom. All three bedrooms are generously proportioned, with bedrooms Two and Three boasting built-in storage solutions. The family bathroom features a W.C., wash hand basin with vanity storage and a bath with overhead shower.

To the rear of the property is the fully enclosed rear garden featuring sections of lawn, astroturf and patio. There is a timber shed as well as a new large UPVC shed. There is also the option to add a gated driveway to the rear.

Bishopston has a great selection of local amenities including shops, cafes and a train station which provides easy commuting to Glasgow and Greenock. Bus links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few minutes and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

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Viewing is 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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