



85 OLD GREENOCK ROAD, BISHOPTON. PA7 5BB.

SET WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF BISHOPTON, THIS SUBSTANTIALLY BUILT EXTENDED DETACHED VILLA HAS THREE BEDROOMS, TWO PUBLIC ROOMS, GAS CENTRAL HEATING, DOUBLE GLAZING, PARKING AND EXTENSIVE GARDEN TO BOTH FRONT AND REAR. LOCAL PRIMARY SCHOOLING AND A SELECTION OF AMENITIES INCLUDING ACCESS TO A RAILWAY STATION PROVIDING COMMUTING TO GLASGOW CITY CENTRE. WITHIN TRAVELLING DISTANCE THERE IS THE MAIN TOWN OF PAISLEY WHICH IN ITSELF OFFERS FURTHER AMENITIES INCLUDING A CONNECTION RAIL LINK PROVIDING ACCESS TO THE CLYDE COAST. THE M8 MOTORWAY & GLASGOW AIRPORT ARE ALSO CLOSE TO HAND.



- 3 BED DETACHED VILLA
- SOUGHT AFTER LOCALE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LARGE GARDEN PLOT
- CLOSE TO ALL AMENITIES
- LOCAL PRIMARY SCHOOLING

OFFERS OVER £380,000

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ENTRANCE HALLWAY 14' 2" x 6' 4" (4.31M x 1.94M)

ACCESSED VIA PORCH WITH BEECH EFFECT LAMINATE FLOORING PROVIDES ACCESS TO LOUNGE AND DOWNSTAIRS BATHROOM AS WELL AS STAIRCASE TO UPPER FLOOR.

FAMILY ROOM 21' 9" x 19' 11" (6.64M x 6.07M)

BRIGHT, SPACIOUS ROOM WITH OAK EFFECT LAMINATE FLOORING. FEATURE WOOD BURNER STOVE WITH CHIMNEY. 2 SET OF PATIO DOORS LEADING TO REAR GARDEN. DOWNLIGHTS AND WALL LIGHTS.

DINING AREA 12' 11" x 12' 1" (3.93M x 3.68M)

OPEN PLAN WITH FAMILY ROOM. OAK EFFECT LAMINATE FLOORING. AMPLE SPACE FOR DINING TABLE AND CHAIRS.

LOUNGE / TV ROOM 17' 9" x 12' 5" (5.41M x 3.78M)

OAK EFFECT LAMINATE FLOORING. FRONT FACING WINDOW AND FRENCH DOORS LEADING TO REAR GARDEN.

SHOWER ROOM 8' 3" x 5' 3" (2.52M x 1.59M)

TWO PIECE SUITE WITH BOWL WASH HAND BASIN. SHOWER CUBICLE WITH OVERHEAD SHOWER UNIT. HEATED TOWEL RAIL. WALL AND FLOOR TILING THROUGHOUT. WINDOW TO REAR.

KITCHEN 17' 7" x 8' 11" (5.37M x 2.71M)

BRIGHT KITCHEN HAS AMPLE STORAGE SPACE, 5 BURNER GAS HOB, CHEST HEIGHT DOUBLE OVEN AND GRILL. BUTCHER BLOCK WORK SURFACE. ACCESS TO REAR GARDEN.

UTILITY ROOM 6' 2" x 4' 8" (1.87M x 1.42M)

AMPLE WORK SURFACE, WASHING MACHINE AND TUMBLE DRIER. WATER TANK.

UPPER HALL 19' 0" x 8' 4" (5.78M x 2.55M)

GIVES ACCESS TO ALL THREE BEDROOMS AND BATHROOM, WITH PURPOSE BUILT STAIRCASE TO FLOORED ATTIC SPACE. STORAGE CUPBOARD. OAK EFFECT LAMINATE FLOORING.

BEDROOM 1 17' 10" x 11' 11" (5.44M x 3.62M)

BRIGHT, SPACIOUS BEDROOM HAS BUILT IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. WINDOWS TO FRONT AND REAR. OAK EFFECT LAMINATE FLOORING.

BEDROOM 2 13' 0" x 10' 5" (3.95M x 3.18M)

DOUBLE BEDROOM HAS OAK EFFECT LAMINATE FLOORING. VIEWS OVER FRONT OF PROPERTY.

BEDROOM 3 10' 4" x 10' 2" (3.15M x 3.10M)

BEDROOM 2 HAS OAK EFFECT LAMINATE FLOORING AND VIEWS TO THE FRONT.

BATHROOM 8' 2" x 6' 8" (2.49M x 2.02M)

THREE PIECE SUITE WITH OVERHEAD MIXER SHOWER AND SCREEN. WALL AND FLOOR TILES. REAR WINDOW.

FLOORED ATTIC 25' 7" x 12' 7" (7.79M x 3.83M)

ACCESSED VIA PURPOSE BUILD STAIRCASE ATTIC SPACE HAS PLENTY OF LIGHT, IDEAL PLAY ROOM OR STUDY.

GARDEN

GREAT SIZED REAR GARDEN, PATIO, DECKING, DRYING AREA, LAWN AND GRAVEL. GRAVEL DRIVEWAY AND LAWN AREA TO FRONT.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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