

# 53 Bolerno Crescent

DARGAVEL VILLAGE, BISHOPTON, RENFREWSHIRE, PA7 5FH



*A bright and spacious three-bedroom semi-detached house, tucked away in a popular pocket of Dargavel Village*



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We are delighted to introduce to the market this superb three-bedroom semi-detached villa within a highly sought-after area of Dargavel Village, Bishopton. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.

# THE LIVING ROOM



The property is accessed via the hallway, which allows entry to all rooms on this level. The formal lounge is pleasantly located to the rear and is flooded with natural light from the French doors that open onto the rear garden, where you can invite outside in. An added bonus is the space provided for a dining table and chairs, if required.



# THE KITCHEN & WC



The kitchen has a good range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is complemented by a host of integrated appliances. A useful WC completes the accommodation on this level.





Journeying upstairs, you will discover three bright and airy, well-proportioned bedrooms, with the master being complemented with an impressive en-suite. All of the rooms are spacious with either a range of furniture configurations or built-in storage. The family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM

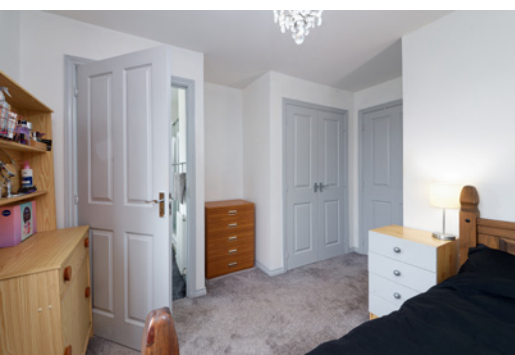




# BEDROOM 1



the master being complemented  
with an impressive en-suite





# BEDROOM 2



# BEDROOM 3





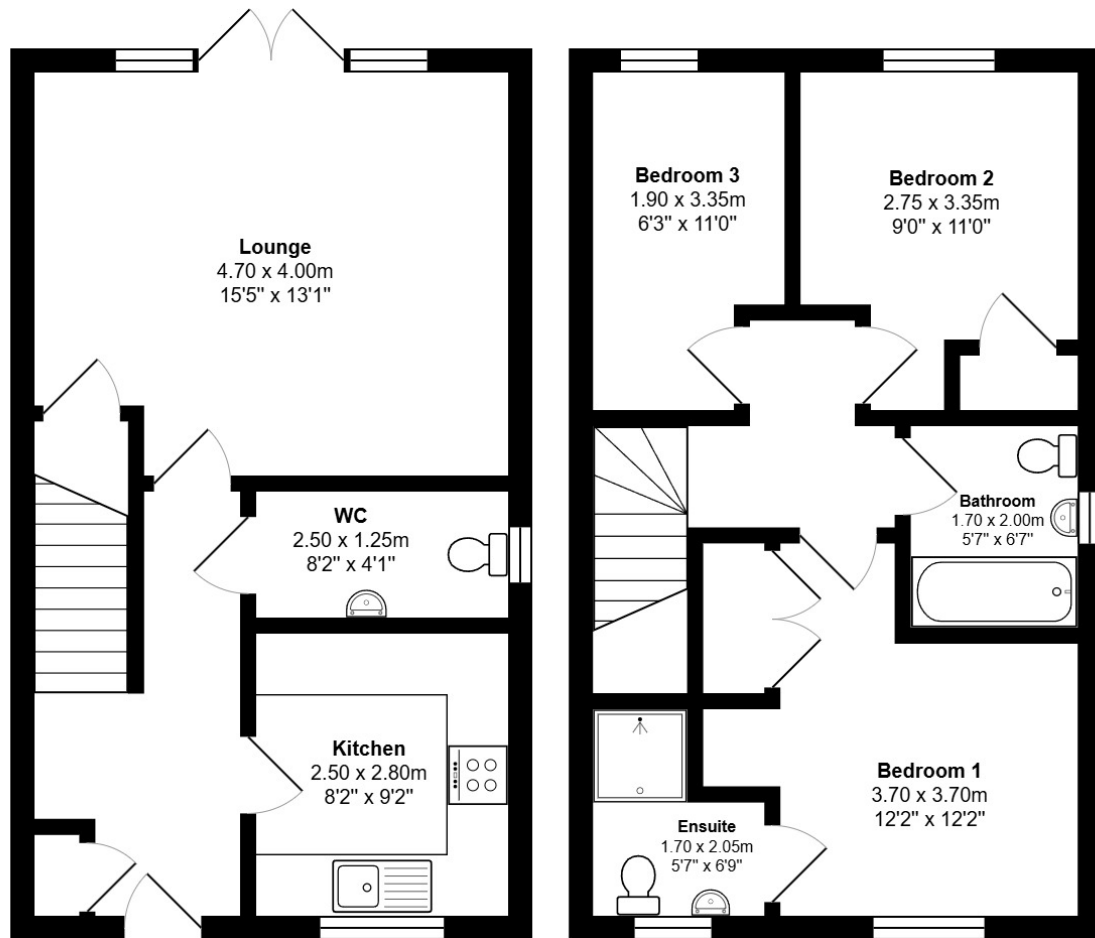
Externally, there are private front and rear gardens with a driveway to the side, providing off-road parking. The rear garden is fully enclosed and provides a safe environment for children and pets. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

# EXTERNALS



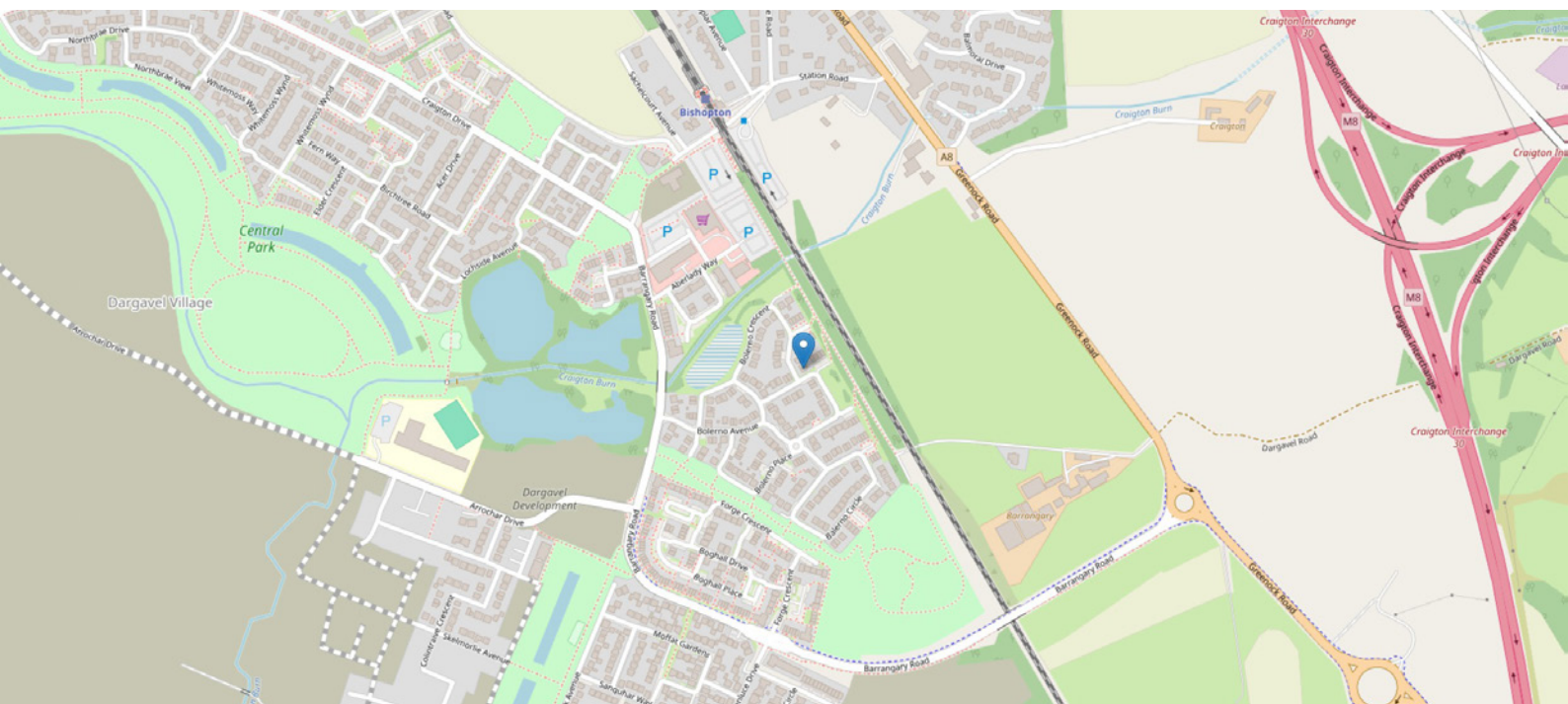


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup> | EPC Rating: C





# THE LOCATION

53 Bolerno Crescent is situated in the highly desirable Dargavel Village in Bishopton, Renfrewshire. This modern, family-friendly community offers the perfect balance of peaceful living with excellent transport links. Bishopton train station is within walking distance, providing direct services to Glasgow and beyond, while the M8 motorway ensures quick and easy access by car.

Bishopton boasts a range of everyday amenities, including local shops, cafés, supermarkets, and well-regarded schools. For outdoor enthusiasts, the area is home to several scenic walking and cycling routes as well as Strathclyde and Erskine Golf Clubs, both just a short drive away. Braehead Shopping Centre, with its wide selection of retail and leisure options, is also easily accessible.

Dargavel Village continues to be one of the most sought-after residential developments, offering green spaces, play parks, and a strong sense of community, making it an ideal location for families and commuters alike.



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