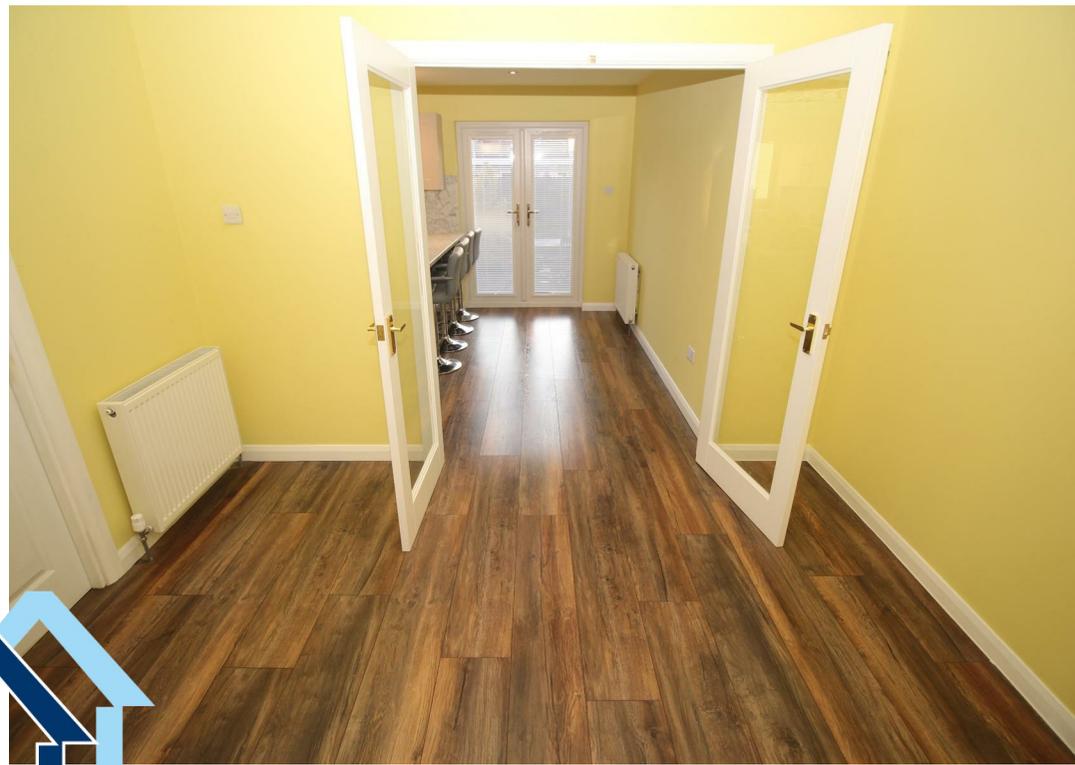




28, BUCHANAN  
AVENUE, BISHOPTON, PA7 5ET

 neillclerk  
ESTATE AGENTS





# Description

**CLOSING DATE THURS 5TH MARCH AT 11 AM**

Set within a sought after residential cul de sac location this well presented extended 2 bedroom SEMI DETACHED VILLA offers an impressive family home. The addition of a bright and spacious dining kitchen has become the hub of this home. A further benefit is the creation of a 2nd downstairs shower room which is perfect for family living.

A landscaped south facing rear garden features a monoblock patio, lawned plot & timber shed. The front garden is lawned. A motorbike/bicycle garage/store is located at the end of the monoblock driveway which provides off street parking for several cars. Specification includes: double glazing and gas central heating. There is an insulated loft accessed by hatch and pull down ladder.

Lies convenient for the centre of Bishopton with all its amenities and local shops. The railway station offers a frequent service to Glasgow and the M8 is easily reached which is perfect for commuters.

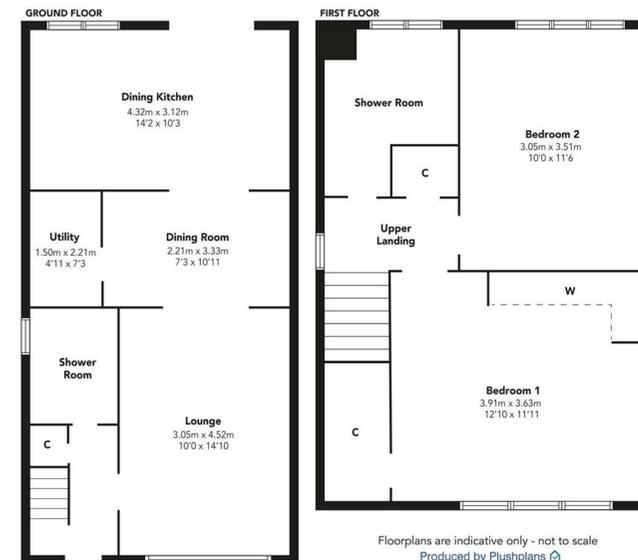
Impressive accommodation comprises: Entrance Hall by UPVC door with side panel and understair cupboard. The front facing Lounge with window shutters is on open plan with the Dining Room which gives access to both the Utility Room and Dining Kitchen. The utility room offers soft cream units and oak effect work surfaces. There is a bright and spacious quality fitted dining kitchen with "Velux" windows, white high gloss units, marble style work surfaces and matching splashback. The breakfast bar offers space for four stools. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven, integrated dishwasher, fridge & freezer. French doors lead to the garden. Quality downstairs Shower Room with three piece suite including double sized cubicle.

Stairs lead to the Upper Landing with inbuilt cupboard and side window. There are 2 double sized Bedrooms. The Shower Room offers a three piece suite including a double sized cubicle with "Mira" shower.

Viewing is highly recommended. EPC = C

# Measurements

Entrance Hall  
Lounge  
3.05m x 4.52m (10'0 x 14'10)  
Dining Room  
2.21m x 3.33m (7'3 x 10'11)  
Utility Room  
1.50m x 2.21m (4'11 x 7'3)  
Dining Kitchen  
4.32m x 3.12m (14'2 x 10'3)  
Downstairs Shower Room  
Upper Landing  
Bedroom 1  
3.91m x 3.63m (12'10 x 11'11)  
Bedroom 2  
3.05m x 3.51m (10'0 x 11'6)  
Shower Room













The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

**House to sell or rent?**

Call 01475 888400 to book your free market appraisal.

**Require a solicitor?**

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**

**t: 01475 888400**

**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)