



**Bolerno Circle, Bishopton, PA7**

Offers Over £370,000

| 4 Bed | 3 Bath | 3 Reception

**new door**  
Estate Agent

Offers Over £370,000

Freehold

- Fantastic spacious home with open outlook
- 3 Reception Rooms
- Flexible living at the heart of the home
- Quiet location
- Jack'n'Jill bathroom and en-suite
- 4 Double bedrooms
- Walking distance to schools and amenities
- Arrange your viewing today

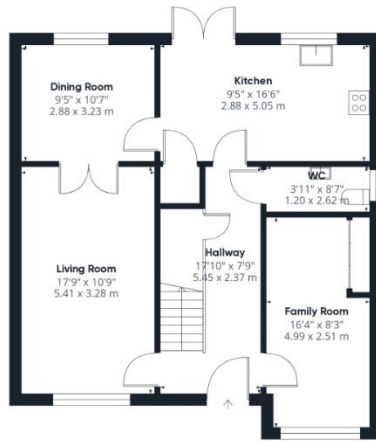
EPC Rating B

Council Tax Band

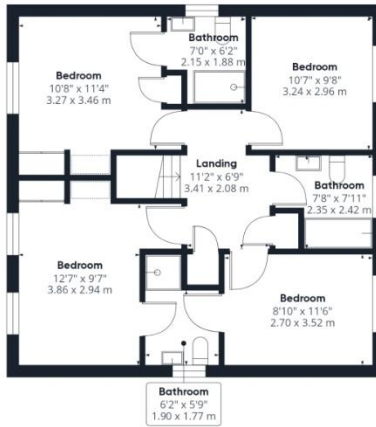
With open views and private garden to the rear you have found your match in Dargavel, Bishopton. You are sure to love the space this home has to offer, perfect for the modern family. On entering Bolerno Circle the welcoming entrance hall leads to all the ground floor accommodation and has cupboard downstairs and WC. You find the main lounge to the front of the home; the lounge is flooded with natural light. Twin glazed doors lead to the dining room to the rear. The kitchen is fitted with a range of wall and floor mounted gloss cabinets and has integrated washing machine and dishwasher, the kitchen also benefits from a large pantry cupboard. The breakfast bar is perfect for sitting at the patio doors dreaming the day away. Again, to the front of the home you will find the third of the reception rooms which is perfect for a family room or office for those who work from home. On the upper floor you will find 4 double bedrooms all of which have fitted wardrobes. The main bedroom has en-suite while bedrooms 2 and 3 benefit from a Jack'n'Jill bathroom. The family bathroom has vanity units and benefits from a shower over the bath. The spacious landing has further storage cupboards. Externally the home has monobloc driveway for several cars. There is gated access to rear garden which is laid to patio artificial grass and has large, decked area with pergola perfect for entertaining there is also a summer house with covered area ideal for those of you who have hot tubs.







Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
1467.87 ft<sup>2</sup>  
136.37 m<sup>2</sup>

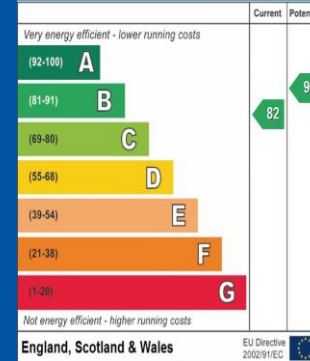
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

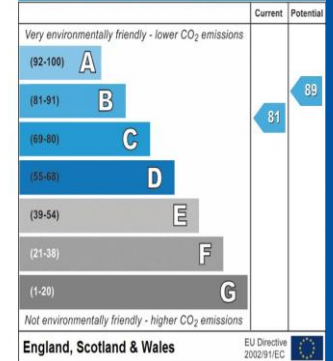
Energy Efficiency Rating



England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive 2002/91/EC

**New door**  
Estate Agent

14 Anderson Road  
Bishopton  
Renfrewshire  
PA7 5EN

01415850385  
enquiries@newdoor.scot

www.newdoor.scot