



Bolerno Avenue, Bishopton, PA7

Offers Over £305,000

| 3 Bed | 3 Bath | 1 Reception

new door
Estate Agent

Offers Over £305,000

Freehold

- 3 bedroom detached home
- Lounge with patio doors to back garden
- Close to bus links
- Driveway and visitor parking
- Electric car charger
- Local amenities and train station within walking distance
- Downstairs w/c
- Primary schools close by
- Bright garden with decking to the back
- Corner plot

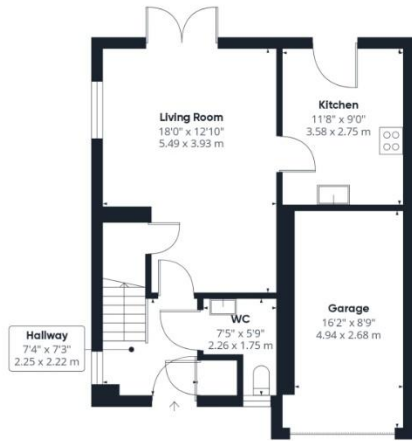
EPC Rating C

Council Tax Band E

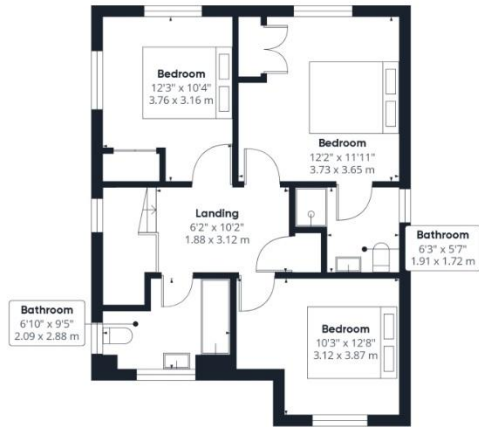
Bolerno Avenue is a 3 bed Taylor Wimpey "Chalmers" style detached home in a fantastic location in Bishopton, close to local shops, Dargavel Primary School & Bishopton train station. The home is located on a corner plot with front garden laid to lawn, with mono-bloc driveway that leads to an integral garage and benefits from an EV charger. Walking into the home the hallway leads to the lounge, downstairs w/c and storage cupboard. The hallway also has window at the bottom of the stairs which allows light to flood in. The spacious lounge has space for dining table and French doors lead out to the garden, there is another large storage cupboard under the stairs in the lounge. The modern kitchen is off the living room and is fitted with a range of wall and floor mounted cabinets and is fully integrated there is also space here for a breakfasting table. The bright spacious landing has window and large storage cupboard and access to the attic. There are 3 double bedrooms 2 of which benefit from built-in wardrobes and the main bedroom also benefitting from en-suite shower room. There is a bright main bathroom. The large rear garden is laid mainly to lawn and has large, decked area perfect for outdoor dining as the garden is flooded with sun until late into the evening. The shops and primary school are less than a 5-minute walk and the path towards the station is just down the street.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
1139.8 ft²
105.89 m²

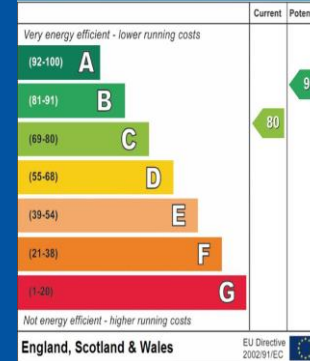
(1) Excluding balconies and terraces

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.

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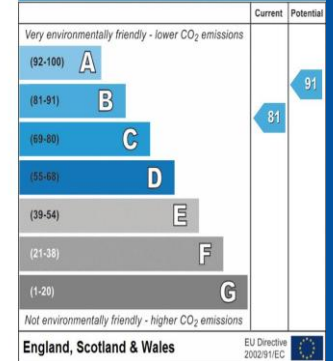
Energy Efficiency Rating



England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive 2002/91/EC



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