





# FOR STARTERS



ASKING PRICE  
£310,000

## MAIN COURSE

Nestled in a desirable location opposite a small green area, this beautifully presented two double-bedroom semi-detached home has been thoughtfully enhanced by the current owner, offering stylish and comfortable living throughout.

To the left of the property, there is off-road parking for two cars, providing convenience and ease of access. Upon entering, the home has been cleverly reconfigured with a stud wall, creating an inviting hallway that offers a more defined entrance space. The staircase is positioned directly ahead, adding to the sense of structure and flow within the home.

The lounge area is a stunning and welcoming space, bathed in natural light from a large front-facing window. Tastefully decorated, it offers a warm and relaxing atmosphere, ideal for unwinding or entertaining guests. A glass door leads into a separate area that features a downstairs WC, as well as a handy storage cupboard opposite, ensuring practicality without compromising on style.

To the rear of the property, the open-plan kitchen and dining area is a real highlight, offering a modern and functional space, with double doors out onto the garden. The kitchen boasts fully integrated appliances, stylish cabinetry, and ample countertop space, making it perfect for both everyday living and entertaining. There is also plenty of room for a dining table, creating a sociable hub for mealtimes.

Upstairs, a spacious landing connects two generously sized double bedrooms. The master bedroom is truly a standout, boasting two windows that allow for plenty of natural light. Additionally, a cleverly designed separate area provides an ideal spot for a desk and chair, perfect for a home office or dressing area.





The second double bedroom is equally impressive in size, featuring built-in double fitted wardrobes for excellent storage. With two windows, the room enjoys a bright and airy feel, making it a comfortable and inviting space. Completing the upstairs is the main bathroom, which has been finished to a beautiful standard, offering a contemporary and elegant design. Next to the entrance of the bathroom is a good sized storage cupboard.

The rear garden is an exceptional size for a property of this style and enjoys a wonderful sense of privacy, as it is not overlooked at all. Lovingly landscaped by the current owner, the garden offers a versatile layout, incorporating dedicated alfresco dining areas, an attractive lawn, and a charming white-stone border, adding to the property's curb appeal.

Please call our office now to arrange your viewing, this property is truly not one to be missed!



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



West Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating

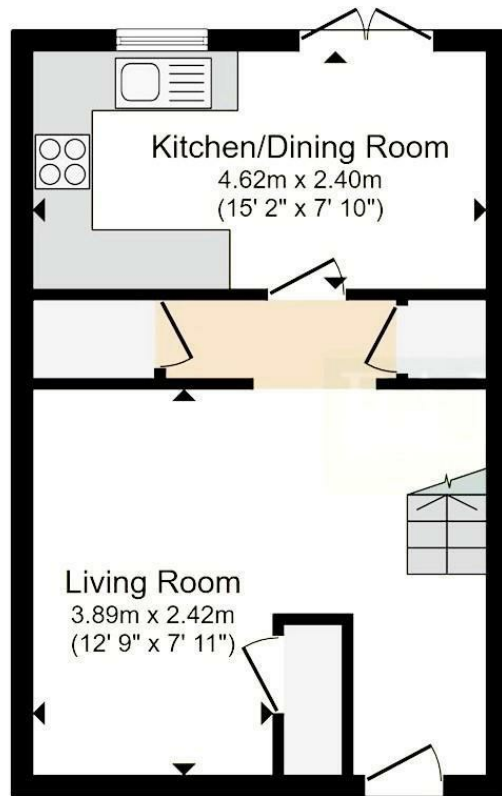


Bishopton Primary

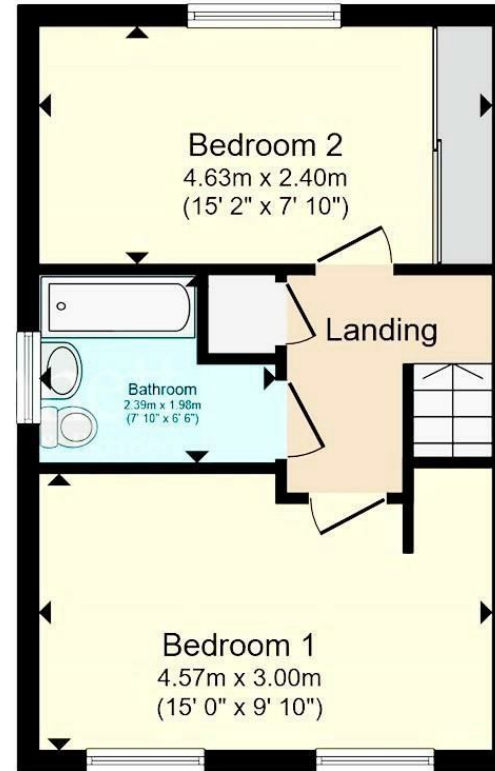
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**Ground Floor**



**First Floor**

Total floor area 66.6 m<sup>2</sup> (717 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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