





# FOR STARTERS



OFFERS IN EXCESS OF  
£245,000

## MAIN COURSE

This three-bedroom mid-terrace home is situated in a quiet, pedestrian-only section of the street, free from through traffic, and is offered for sale with no onward chain. The property is well-presented throughout but also provides excellent scope for further improvement, making it an ideal choice for buyers looking to personalise their space.

The ground floor begins with an entrance porch, which leads into a spacious through lounge-diner. Large windows at the front and rear fill the room with natural light, creating a bright and welcoming atmosphere. A staircase from the lounge rises to the first floor. Adjacent to the dining area is the fully fitted kitchen, which features a range of wall and base units and space for appliances. For those seeking a more modern layout, the kitchen could be opened into the dining area to create a larger, open-plan kitchen-diner. Off the kitchen is a lean-to utility area, offering practicality with space and plumbing for a washing machine. This space has been enhanced with a recently updated glass roof and provides access to the rear garden.

Upstairs, the property offers three bedrooms, two of which are spacious doubles and one a comfortable single. The family bathroom is fitted with a bath and an electric shower over, offering functionality with potential for modernisation.

The rear garden is low maintenance and includes a garden shed, gated access, and direct access to the garage at the back of the property. For those who prefer off-street parking, the garage could





potentially be converted into a driveway.

The property benefits from several recent upgrades, including a new gas central heating system, an updated consumer board, and new carpets throughout.

This home is a fantastic opportunity for buyers looking to settle in a quiet yet convenient location, whether you're seeking a move-in ready property or a chance to make your mark. Contact us today to arrange a viewing.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



South East Facing  
Garden



All mains services  
connected



Heating System  
Gas Central Heating



Bishopton Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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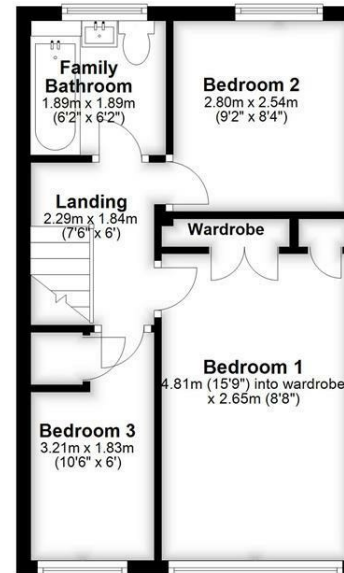
### Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 90.6 sq. metres (975.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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