

# 74 Bolerno Circle

BISHOPTON, RENFREWSHIRE, PA7 5FF



*THREE-BEDROOM  
SEMI-DETACHED HOME*



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Part Exchange available! McEwan Fraser Legal is delighted to present this superb, three-double-bedroom, semi-detached home that is offered to the market chain free. Presented in immaculate condition, this particular style of a three-bedroom home is larger than average with a large living room, well-proportioned kitchen, en-suite master bedroom, two further double bedrooms, family bathroom, and integral garage.

Crossing the double driveway and entering through the front door, you find a welcoming hallway that includes the ground-floor cloakroom. The reception room and kitchen are both to the rear of the property and overlook the rear garden. The living room is naturally bright with light arriving through French doors which open to the rear garden. Neutrally decorated and finished with laminate flooring, there is plenty of space for the new owner to create their ideal entertaining space.

## The Property



The kitchen is adjacent to the reception room and enjoys a generous range of base and wall-mounted units. There is ample prep and storage space alongside a gas hob and an electric oven. There is a range of integrated appliances including a dishwasher and a fridge freezer.



Climbing the stairs, the wide central landing provides access to three generous bedrooms, the family bathroom, and a large loft space for additional storage. The master bedroom overlooks the rear garden and boasts plenty of space for free-standing storage alongside an integrated wardrobe and en-suite shower room. The second bedroom and third bedrooms also have integrated wardrobes. The internal accommodation is completed by the family bathroom which is partially tiled and boasts a contemporary three-piece white suite. For extra warmth and comfort, the property boasts gas central heating and double glazing.





**Bedroom 2**

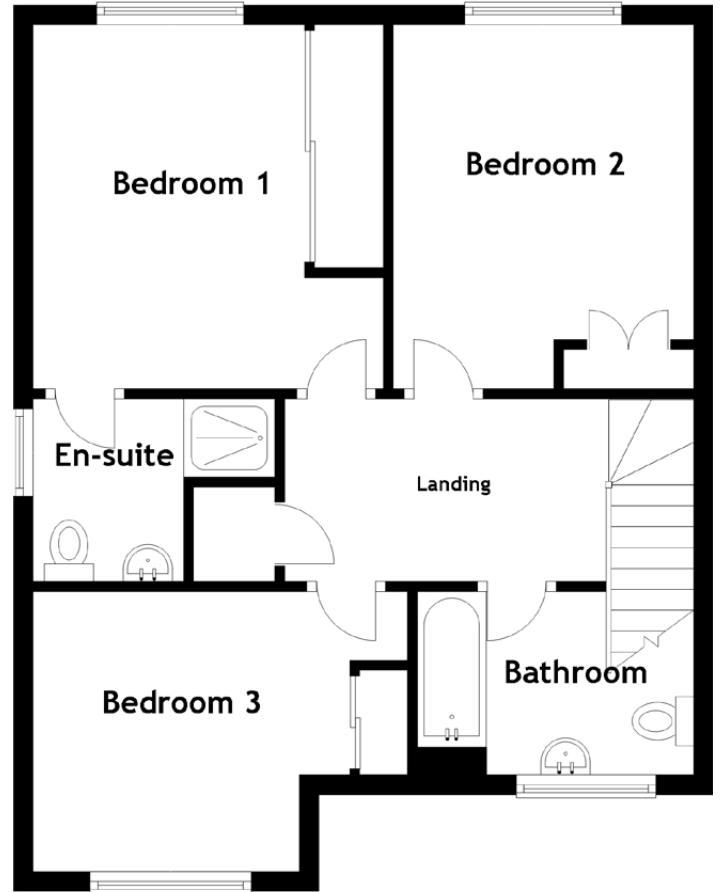
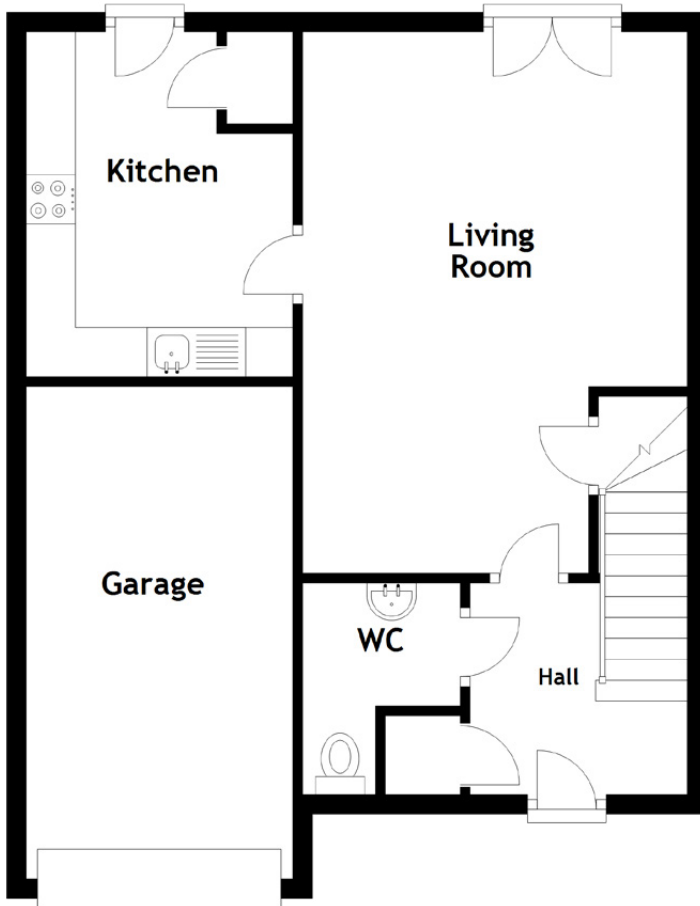




**Bedroom 3**







**Approximate Dimensions**

(Taken from the widest point)

Living Room	5.50m (18') x 3.90m (12'10")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	3.70m (12'2") x 3.55m (11'8")
Bedroom 2	3.70m (12'2") x 3.05m (10')
Bedroom 3	3.80m (12'6") x 2.85m (9'4")
Bathroom	2.80m (9'2") x 1.86m (6'1")

En-suite	2.45m (8') x 1.85m (6'1")
WC	2.15m (7'1") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: B





Externally, there is a double monoblock driveway and a small private garden in keeping with neighbouring properties. The rear garden has a mature lawn and a decked area for entertaining. This property has fantastic potential as a family home and internal viewing is highly recommended.

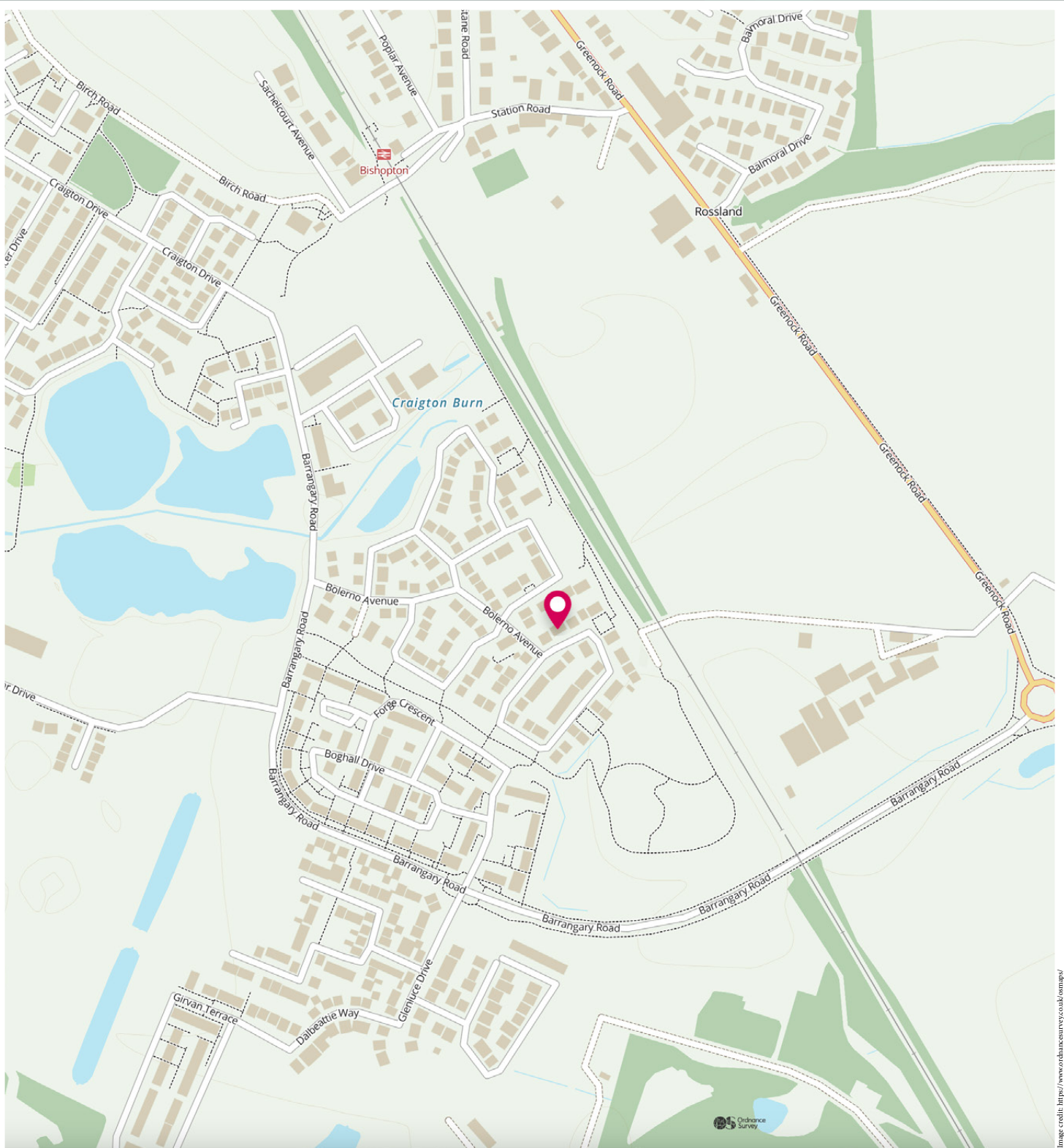




The immediate towns of Bishopton and Erskine offer local shops and services that easily cater to everyday needs and requirements, alongside local amenities within Dargavel Village itself. There are good state schooling options locally within Dargavel Village, Bishopton, and Erskine. There are also several independent schools at Kilmacolm, Helensburgh, and Glasgow. The retail villages of Braehead & Silverburn are quickly accessed from the M8 and offer M&S & Sainsbury anchor stores as well as the usual branded high street retailers and trendy boutiques. A short drive from the property is the 5-star Mar Hall Hotel, Golf Course & Spa. The Earl of Mar Parkland golf club is also within the grounds which is an 18-hole course. The surrounding countryside is some of the most attractive in West Renfrewshire and for the outdoor enthusiast, this is fine walking and cycling country.

Glasgow is only 13 miles to the east and has all the cultural, higher educational, and leisure services normally associated with a major international centre. Bishopton has a main line rail station with frequent service to and from the city. The M8 motorway corridor together with the Erskine bridge provides easy access to central Scotland, the Southern Highlands, and beyond.

## The Location



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