



Detached Villa

35 Lamont Avenue, Bishopton, PA7 5LJ

Offers Over £235,000

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Description

This lovely three bedroom detached villa sits within a highly regarded residential pocket of Bishopton and is close to the local Primary School, Train Station and village amenities. A much loved family home for over 35 years this property has been very well maintained and cared for and is brought to the market at a high specification.

This property sits on an enviable position at the top of Lamont Avenue adjacent to open ground and enjoying delightful aspects along the Avenue. It is beautifully presented throughout the fresh decor complimented by the stylish fixtures & fittings.

A broad reception hall welcomes you in with stairway ahead leading to the upper floor. There is handy storage space available within an under-stair cupboard.

The lounge is a lovely reception room with broad window formation to the front lending plenty of natural light. Bi-folding doors lead to the dining room which sits to the rear of the property and is another superb reception room. From here there are pleasant aspects over the rear gardens. A doorway leads from the dining room to the beautifully appointed kitchen. There is an integrated Bosch electric oven & hob and the Samsung washing machine and Hotpoint fridge freezer are also included in the sale. Windows to the side and rear elevations lend light and a door to the rear leads to the garden.

Upstairs the landing continues to the three bedrooms and the shower room. Bedroom one is a generous sized double with fitted furniture including a surprisingly spacious walk in wardrobe. Worth mention are the delightful aspects over Lamont Avenue and beyond. Bedroom two is another nicely proportioned double bedroom this time with aspects to the rear over the gardens and adjacent open ground. It also has fitted furniture and a deep recessed cupboard. Bedroom three is found to the front elevation and is a great sized third bedroom with over stair storage cupboard. The stylish shower room is another highlight of this property. It is beautifully tiled and has a broad shower cubicle with Triton electric shower. There is a wc and a wash hand basin contained within a vanity unit.

This home has a gas fired central heating system (the boiler housed in the kitchen) and the windows are double glazed. Externally there is a small low maintenance front garden and to the rear is much larger enclosed level garden which is paved and laid with stone chips again for ease of maintenance. A long monoblock driveway leads to the garage which has an up and over door and there is a light fitting and power points.

Enjoying a peaceful setting in the Village of Bishopton, found to the north east of Renfrewshire, this home is within walking distance of the village Primary School, the train station and a host of local amenities. Park Mains High School offers secondary education and is located in neighbouring Erskine. Nearby landmarks include Ingliston Country Club & Equestrian Centre, Mar Hall Golf & Spa Resort and Caulders Garden Centre. Commuters have convenient access to the M8 motorway and Erskine Bridge and Glasgow Airport is around 5 miles away. The Clyde Coast and Loch Lomond & The Trossachs National Park are also easily accessible.

Room Dimensions

Reception hall	4.24 m x 1.88 m / 13'11" x 6'2"
Lounge	4.62 m x 3.84 m / 15'2" x 12'7"
Dining Room	3.35 m x 2.97 m / 11'0" x 9'9"
Kitchen	3.38 m x 2.74 m / 11'1" x 9'0"
Bedroom 1	4.50 m x 3.25 m / 14'9" x 10'8"
Bedroom 2	3.68 m x 3.05 m / 12'1" x 10'0"
Bedroom 3	3.00 m x 2.51 m / 9'10" x 8'3"
Shower Room	1.83 m x 1.96 m / 6'0" x 6'5"

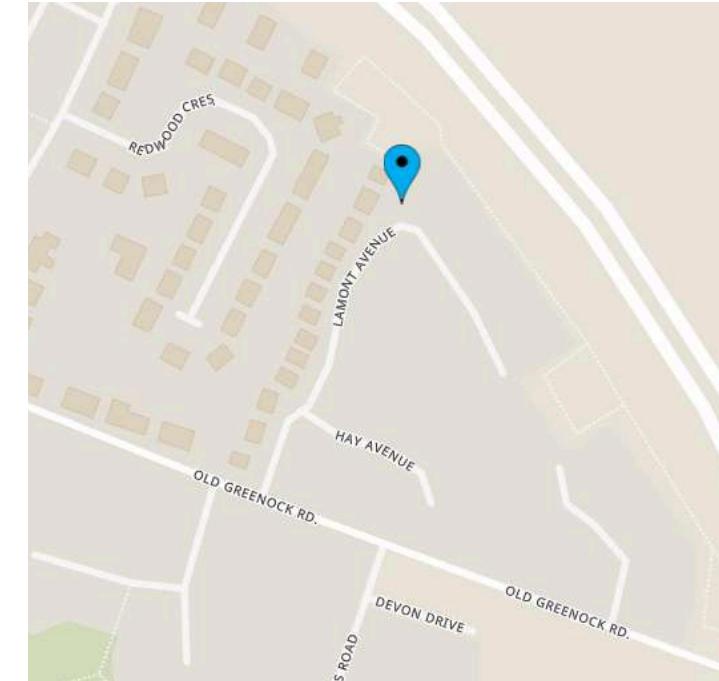
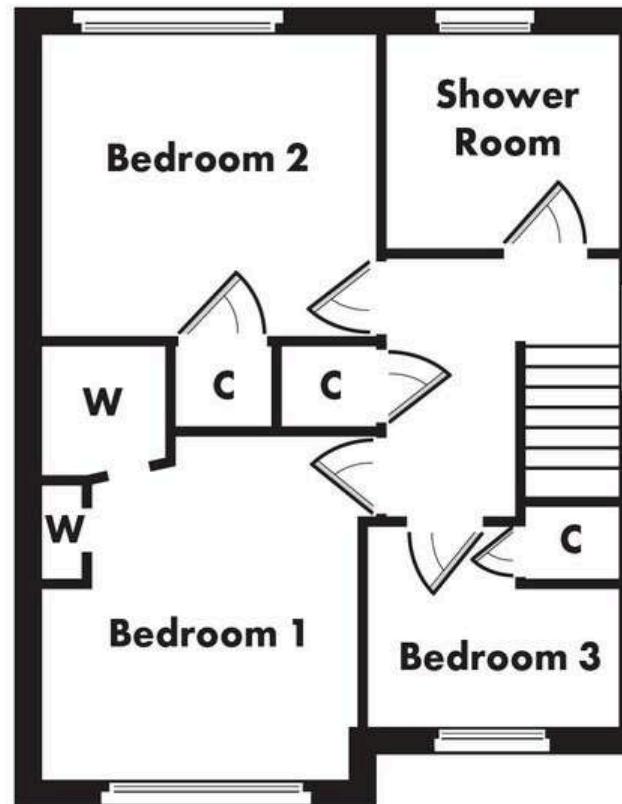
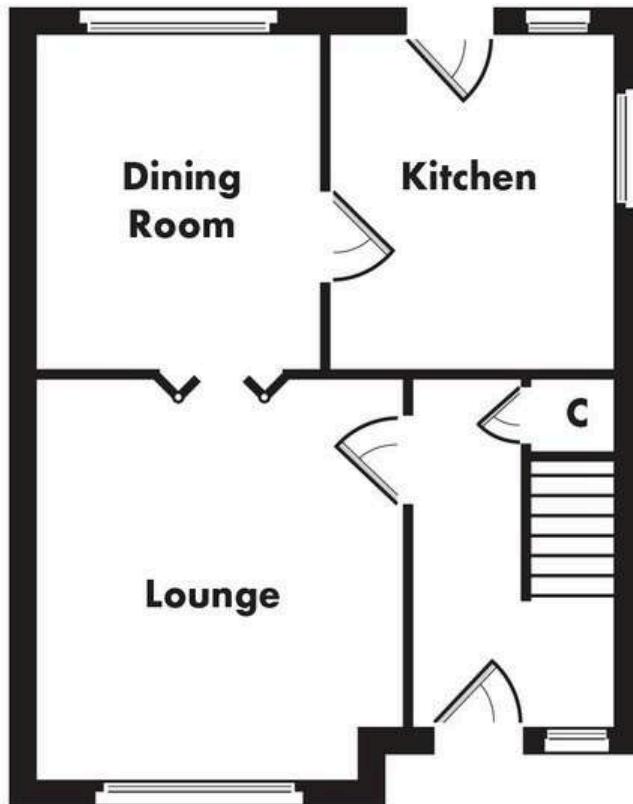
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Features

Superb family home
Lovely setting
Three bedrooms
Lounge & dining room
Beautifully appointed kitchen and shower room
Enclosed gardens



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Entering Bishopton from the East along Old Greenock Road continue and then take the 2nd right into Lamont Avenue. Continue ahead and this property sits at the top of the road. Alternatively from the M8 take Junction 29A for Bishopton and continue along Greenock Road passing Dargavel Village. Continue to the traffic lights turning right onto Kingston Road. Then at the junction turn right onto Old Greenock Road and then first left into Lamont Avenue.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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