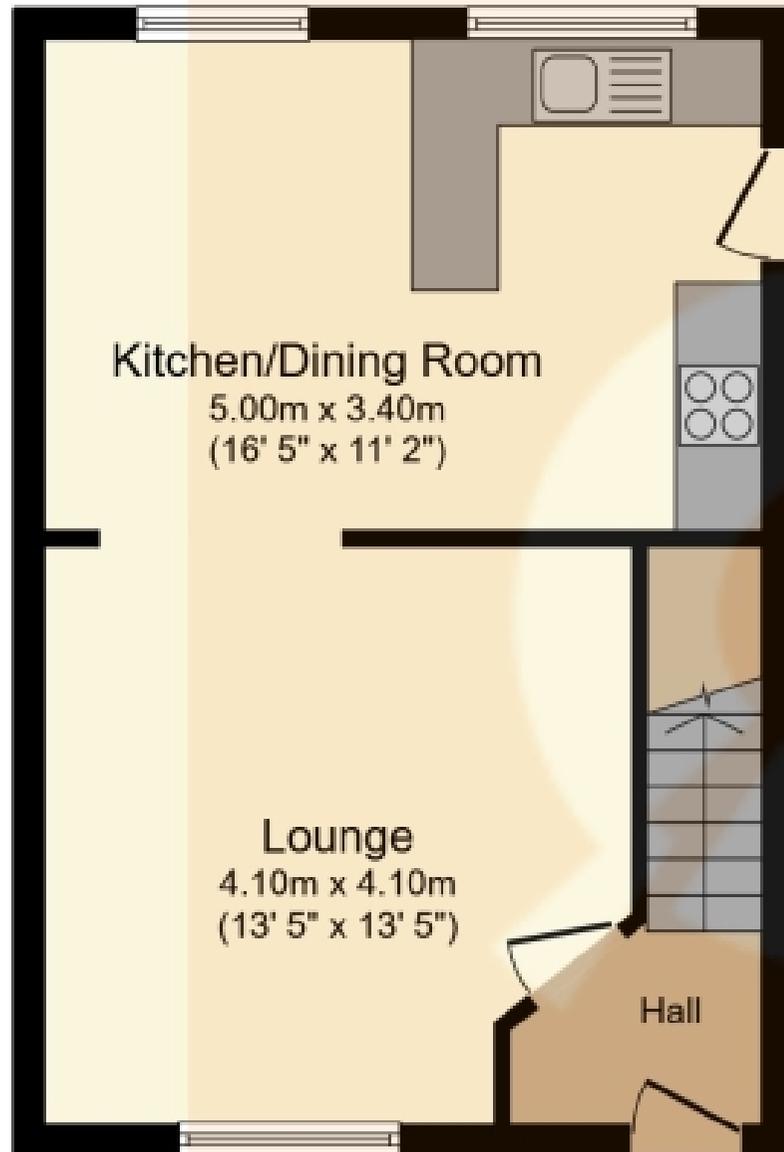




**17 Yarrow Crescent, Bishopton**

**Fixed Price £200,000**



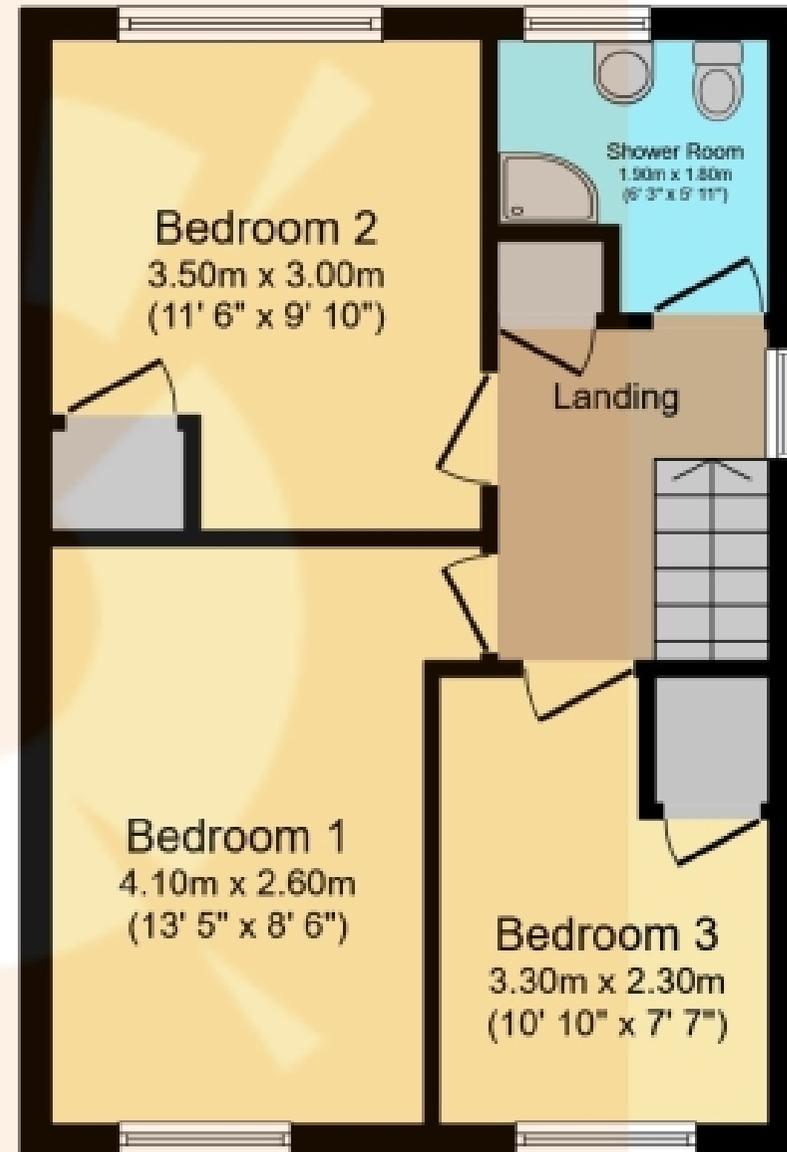


**Kitchen/Dining Room**  
 5.00m x 3.40m  
 (16' 5" x 11' 2")

**Lounge**  
 4.10m x 4.10m  
 (13' 5" x 13' 5")

Hall

**Ground Floor**



**Bedroom 2**  
 3.50m x 3.00m  
 (11' 6" x 9' 10")

**Shower Room**  
 1.90m x 1.80m  
 (6' 3" x 5' 11")

Landing

**Bedroom 1**  
 4.10m x 2.60m  
 (13' 5" x 8' 6")

**Bedroom 3**  
 3.30m x 2.30m  
 (10' 10" x 7' 7")

**First Floor**

Total floor area 75.0 sq.m. (807 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\* NEW FIXED PRICE \*\* SOUGHT-AFTER FAMILY HOME \*\* NO ONWARD CHAIN \*\* OPEN-PLAN DINING KITCHEN \*\* LOW MAINTENANCE REAR GARDEN \*\* DETACHED GARAGE \*\***. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Situated within the highly sought-after Bishopton locale, No. 17 Yarrow Crescent is a charming semi-detached home, perfect for growing families. The property is ideally located close by to a host of local amenities and transport links.

As you approach the home, you are be greeted with the manicured front lawn section and a paved walkway guides you to the front entrance. Upon entering No. 17, you are welcomed into a bright and airy hallway. The superbly spacious family lounge is neutrally decorated with a focal point fireplace which provides the space with a delightful warmth.

Continuing through the ground floor, you will discover the delightful open plan kitchen and dining room. The kitchen boasts an abundance of wall and base mounted units, offering ample storage and workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and additional space for freestanding appliances where desired. The impressive dimensions offer ample dining space; perfect for enjoying an evening meal with family.

On to the upper level, there are three generously proportioned bedrooms, with Bedrooms Two & Three boasting excellent in-built storage. Completing home internally is a fully tiled shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin.

To the rear of the home is the fabulously low maintenance garden space which predominantly paved with a section of lawn. A large garage offers additional space for indoor/outdoor equipment.

The property is kept warm and comfortable via double glazing and gas central heating. Ideally situated for the local Primary and the highly regarded Park Mains Secondary School. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Bishopton has a great selection of local amenities including shops, cafes and a train station which provides easy commuting to Glasgow and Greenock. Bus links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few minutes and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)