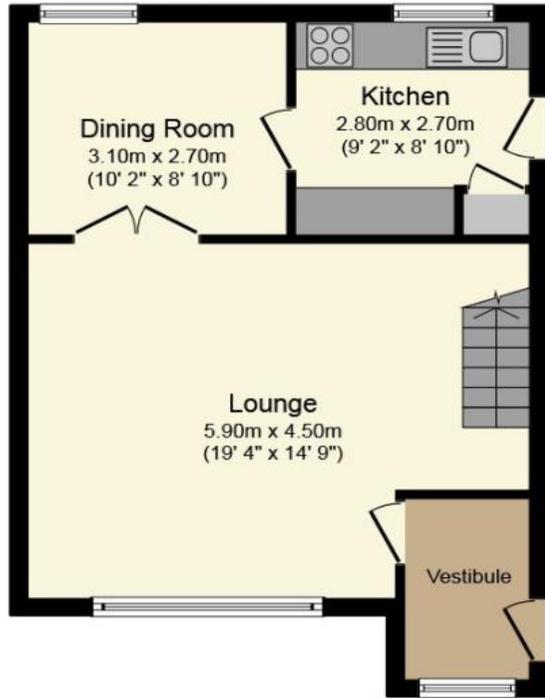




102 Banchory Avenue, Inchinnan.

Offers Over £165,000

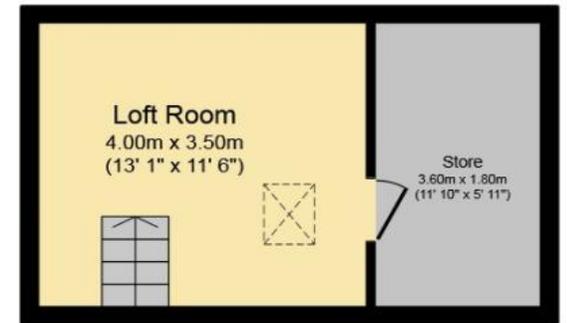




**Ground Floor**



**First Floor**



**Loft Floor**

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

## THE PROPERTY

Welcome to No. 102 Banchory Avenue and this wonderful semi-detached villa commanding an enviable corner plot and sporting an extensive driveway with detached garage, making for an ideal purchase for a family home.

The property is entered in the first instance via the entrance vestibule, leading to the hallway with access to all apartments on the ground level. The strikingly spacious lounge with sliding doors leading through to the dining room, is beautifully complimented by the substantial dual-aspect, double-glazed window formations, infusing this entire space with light. There is a focal point fireplace with electric fire, filling the room with a delightful warmth during those cold winter nights.

The dining room is ideally located through from the lounge and offers the ideal spot to enjoy a lovely home-cooked meal with family and friends while admiring the lovely outlook to the beautifully landscaped rear garden.

The kitchen has been installed to include floor and wall mounted light oak effect fronted units with contrasting counter tops, offering excellent prep and storage space. There is a stainless-steel sink with chrome taps, standalone cooker with extractor hood, dishwasher, washing machine, tumble dryer and fridge freezer which will all be included within the sale of this property, making it a fantastic purchase.

The rear garden is predominantly laid to lawn with sections of patio and a selection of mature shrubbery. There is a single garage and two timber sheds, providing fantastic storage solutions for indoor/outdoor equipment.

The upper level can be accessed by the use of a carpeted staircase with timber bannister located within the lounge, leading you to two generously proportioned bedrooms. The footprint was originally 3 bedrooms and has been cleverly converted to create two strikingly spacious double bedrooms with excellent storage space, however, could easily be reverted back to three-bedrooms. There is a substantial floored loft space with velux windows which adds another useable space with a variety of uses.

The family bathroom completes this charming accommodation internally. There is a three-piece, white-glazed suite to include a shower-over-bath, w.c. and wash-hand-basin and contemporary chrome fixtures and fittings can be found throughout.

The property has full double-glazing and benefits from gas-central heating to make for a warm yet cost-effective home all year round.

Inchinnan has fantastic commuter links. It is close to Bishopton Train Station, which has regular services to Glasgow Central and Greenock. Glasgow International Airport and Braehead Shopping Centre are only a very short drive away. Regular bus services to Glasgow, Renfrew and Paisley are available. The property is also in the catchment area for the highly regarded Park Mains High School. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

We would highly recommend an early viewing of this beautiful semi-detached family home to fully appreciate its potential. 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.

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

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