

# 30 Yarrow Crescent

BISHOPTON, RENFREWSHIRE, PA7 5ED



*BEAUTIFULLY PRESENTED THREE BEDROOM  
DETACHED VILLA*



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Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owners have tastefully decorated the property throughout. This beautifully presented three-bedroom villa, is a particularly picturesque example of contemporary living.

The perfect marriage of modern splendor and quality fixtures & fittings throughout; all fall under the spell. Split over two levels, the property is ideal for a variety of people looking for their next home. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

The formal lounge has a wealth of modern charm and has a real 'cosy' feel to it from the feature fire. It is also flooded with natural light from the picture window to the front aspect.

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Journeying through to the extension which has been transformed into the luxury kitchen/ dining area come family zone and has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface - it also offers quality fixtures & fittings and complimented with a host of integrated appliances - making this the ideal zone for an aspiring chef.

This zone boasts a set of doors that open onto the fully enclosed rear garden, inviting outside in. It is easy to imagine the evenings of fine dining this zone has played host to.













Stairs leading to the first-floor level are welcomed by three well-proportioned bedrooms with a tastefully decorated theme on a bright and fresh layout, The rooms offer space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. The contemporary family bathroom completes the impressive accommodation internally.

Externally, there are private front and rear gardens. The garden to the rear provides a high level of privacy and is not overlooked. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





**bedroom 1**







**bedroom 2**



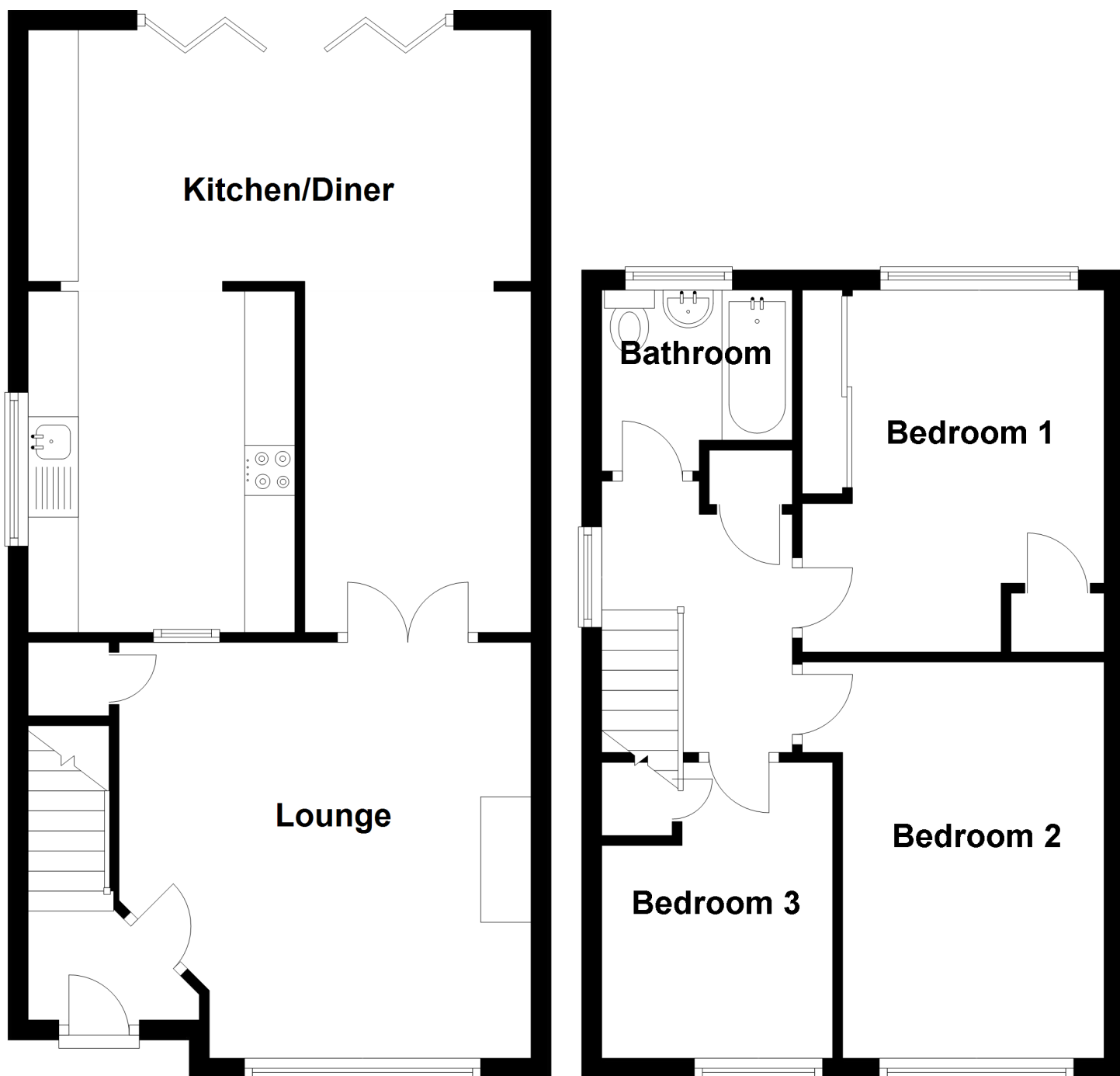




**bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.15m (20'2") x 5.00m (16'5")	Bathroom	1.90m (6'3") x 1.80m (5'11")
Lounge	4.15m (13'7") x 4.10m (13'5")	Gross internal floor area (m <sup>2</sup> ): 91m <sup>2</sup> EPC Rating: C Buyer's Premium Value: £3000	
Bedroom 1	3.60m (11'10") x 3.10m (10'2")		
Bedroom 2	4.20m (13'9") x 2.60m (8'7")		
Bedroom 3	3.30m (10'10") x 2.30m (7'7")		









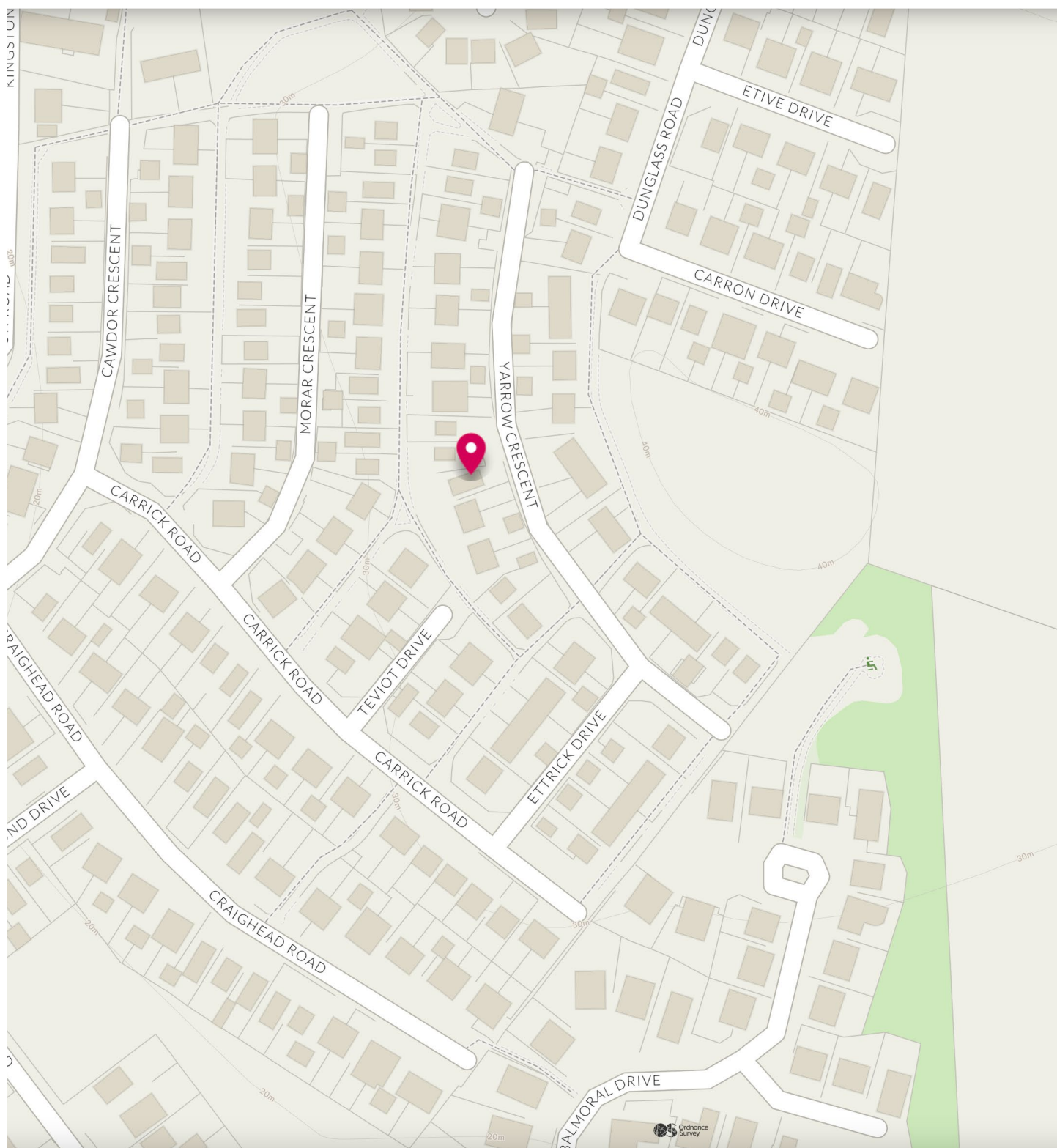
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30 Yarrow Crescent is within close proximity of the Clyde coast and offers a convenient setting for accessing all amenities, with the village in walking distance. The local primary school can be found nearby and secondary schooling can be found in Erskine. It is a short journey to access the Erskine Bridge and M8 motorway, which then allows access to Glasgow International Airport, Braehead Retail Park, Glasgow city centre and all other destinations including North Ayrshire. Bishopton Railway Station is within a short walk, making this a highly convenient location for a commuter.

Close by is Mar Hall Golf & Spa Resort which is recognised as one of Scotland's leading, five-star hotel resorts. Mar was one of the seven kingdoms in ancient Scotland and The Earl of Mar is the oldest title in Britain. Also within walking distance, which has been branded exceptional with a five-star award from the Scottish Tourist Board, is Ingliston Country Club, it offers stunning wedding and private function suites, lavish lodge accommodation, great food and drink, health and beauty treatments, everything you need for business, and a world-renowned equestrian centre.

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