



cochrandickie
ESTATE AGENCY

17 Poplar Avenue,
Bishopton PA7 5AD

www.cochrandickie.co.uk



17 Poplar Avenue, Bishopton PA7 5AD

cochrandickie
ESTATE AGENCY



Number Seventeen Poplar Avenue is a fabulous rare to the market upper conversion set in a sizeable plot opposite the tennis courts in the heart of the village of Bishopton.

Originally built in circa 1910 and converted some years later it was subsequently extended into the attic to create the family home it is today.

With main door access at the rear of the building via stone steps into a stunning broad reception hallway the property has been sympathetically modernised and upgraded with accommodation over two distinct levels comprising; dining size lounge with double aspect windows and original fireplace with solid fuel fire, newly installed breakfast kitchen with integrated appliances including oven, hob extractor hood, fridge freezer, dishwasher and washing machine. There are two bedrooms on this floor (one of which has shower room), a family room (currently used as a playroom) and a house bathroom.

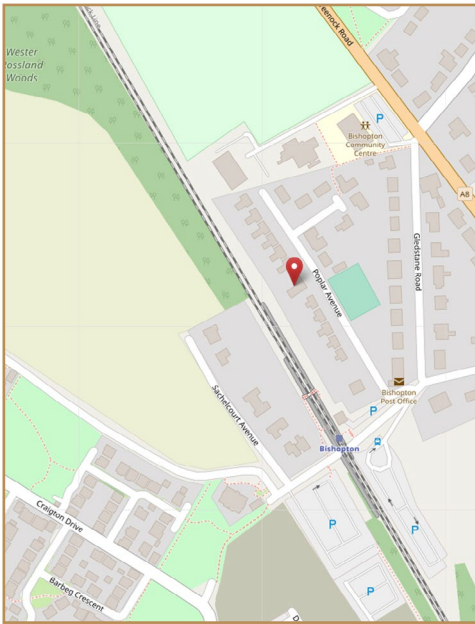
A carpeted stairwell leads to the two attic bedrooms where one has an ensuite shower room and the other a walk-in dressing room.

Externally there is a stone chipped driveway that runs adjacent to the property. A timber gate gives access to the private gardens where there is a patio and lawn that leads to a conservatory. A mature hedge separates the garden again with a section of lawn beyond with soft bark area, patio & summer house all bordered by an original stone wall.

The property specification includes gas central heating and double glazing.

Number Seventeen is situated in arguably one of Bishopton's most sought after locations with its cul de sac setting, ideally placed for accessing all amenities within the village and in the catchment for Bishopton Primary School. Accessing the M8 motorway to Glasgow International Airport has never been easier and for those commuters who prefer the train, the station is just a 100m walk.





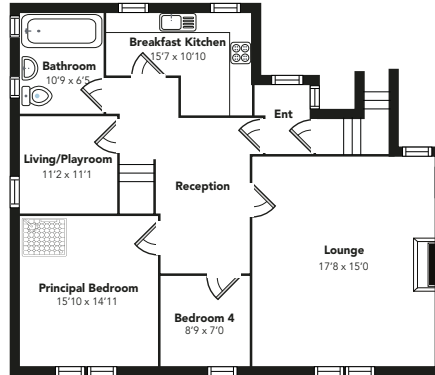
EPC rating

E

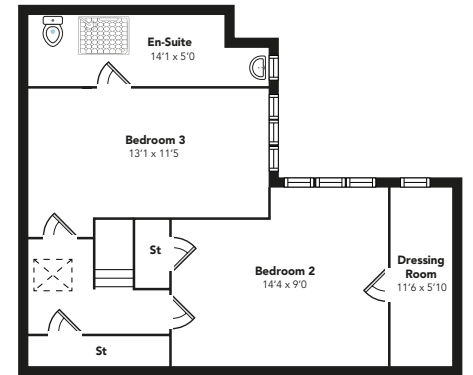
Office
 Bridge of Weir

disclaimer
 Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
 Produced by [Plushplans](#)

Our Offices

21 Moss Street, Paisley PA1 1BX
 t. 0141 840 6555
 paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
 t. 01505 613 807
 bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk

