



**cochrandickie**  
ESTATE AGENCY

**131** Old Greenock Road,  
Bishopton PA7 5BB

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



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Ideally positioned within a prime Bishopton location is this extended blonde sandstone semi detached villa located close to all Bishopton's local amenities including Bishopton train station and Primary School.

An entrance vestibule leads into the reception hallway. To the front is the formal lounge with fireplace, solid fuel fire and a beautiful laid parquet floor. The hallway continues through to the dining room which is open plan with both the kitchen and a sitting room that has French doors leading directly to the garden. In addition, there is a utility area with plumbing and again a door to the garden as well as a shower room and a ground floor bedroom.

The carpeted stairwell leads to a split level where there is the house bathroom with corner bath, separate shower cubicle, WC and wash hand basin. Continuing up the stairwell takes you

to a well proportioned landing and three further bedrooms, (bedroom three currently used as an office).

The fantastically proportioned rear garden is enclosed with timber fencing and gate access for off street parking. There are two separate patio areas, greenhouse and an ornamental pond. To the front is a lawn with plant beds bordering.

The specification includes gas central heating, double glazing and a security alarm system.

One Three One is situated within this much sought after village and is well placed for the primary school and accessing all local amenities. Bishopton is also well placed for accessing Glasgow International Airport and the M8 motorway which allows for travel to neighbouring towns, Glasgow City Centre and the A737.



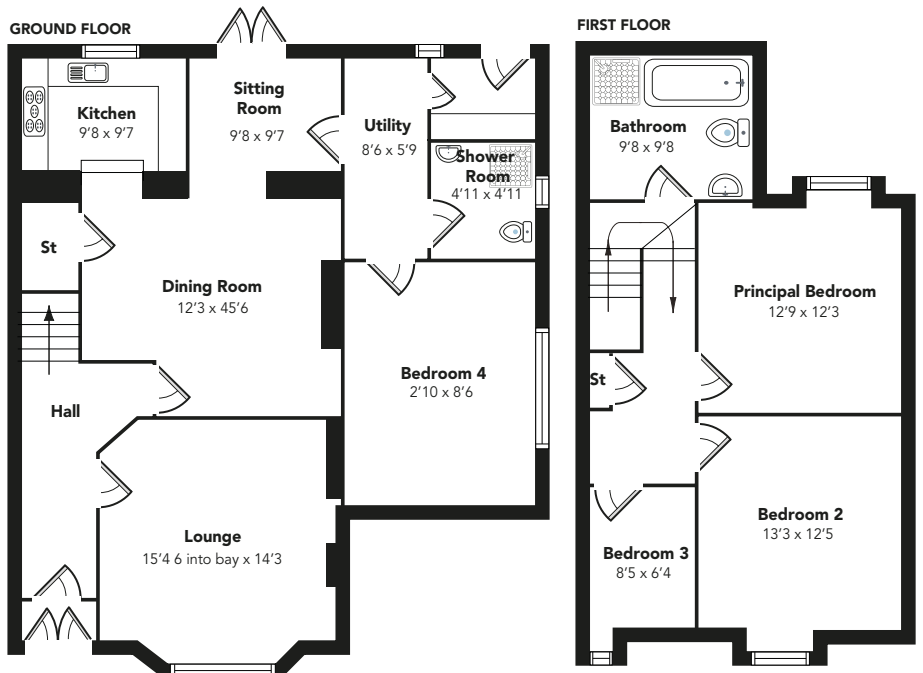


EPC rating

D

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.



Floorplans are indicative only - not to scale  
Produced by Plushplans

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