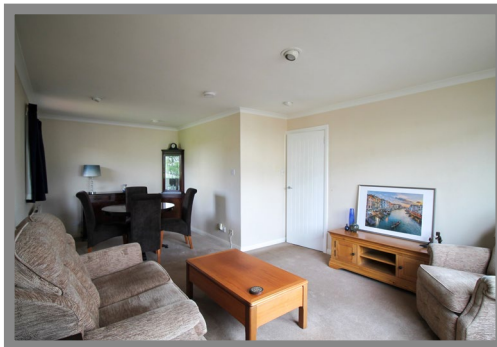




2 Kingston Grove
Bishopton
PA7 5DE



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are 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.

LOCATION

Kingston Grove is well placed within Bishopton for village amenities, schooling and everyday essentials. Bishopton railway station provides direct rail links towards Glasgow, while nearby road connections make the area convenient for commuting via the M8. The village also offers access to local shops, leisure facilities and green spaces, making it a popular choice for those looking for a little more room while remaining well connected.

ACCOMMODATION

Wright & Crawford are pleased to be present to the market this charming 2 bedroomed detached bungalow with garage to the market. Outside is where this home really comes into its own. Occupying a substantial corner plot, there is a driveway providing off-road parking and garage, while the front garden has mature shrubbery. The rear garden is a private and low-maintenance outdoor space, neatly laid out with an artificial lawn. The garden is enclosed by wooden fencing and some shrubbery, providing a peaceful retreat ideal for relaxing or entertaining in the warmer months.

Lounge / Dining - This inviting lounge/dining offers a spacious and bright setting. The room is accented with a large front window allowing natural light to flood in, enhancing the calm and welcoming atmosphere. Ample space is provided for dining in comfort with a side window formation.

Kitchen - The kitchen is stylish, modern space combining practical design with contemporary finishes. shaker style white cabinets line the walls, complemented by matching countertops and a white subway tile backsplash. Integrated appliances include a gas hob with an extractor hood, electric oven, fridge freezer and washing machine.

Shower room - A well-appointed shower room. is located conveniently with modern white tiled walls and wet wall around the glass shower enclosure area. It includes a modern toilet and a compact vanity unit with a basin.

Bedroom 1 - Bedroom One delivers a tranquil space, the room comfortably fits a double bed, with space for furniture. The bedroom is a bright room with window formation overlooking the rear garden.

Bedroom 2 - Bedroom Two, currently used as a study room, includes built-in wardrobes for ample storage.

For buyers looking for a home with flexible living space and the opportunity to make it their own over time, viewing is highly recommended.

MEASUREMENTS

Lounge/Dining	12'23 x 21'32
Kitchen	9'14 x 9'17
Bedroom One	7'99 x 12'09
Bedroom Two	8'08 x 9'29
Shower room	9'14 x 9'17

Council Tax Band D

EPC Band C

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

