

34 Broompark Drive

INCHINNAN, RENFREW, RENFREWSHIRE, PA4 9QF



A bright and spacious three-bedroom semi-detached house, in need of renovation and modernisation



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We are delighted to bring to the market this spacious three-bedroom semi-detached house, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find an inspired layout over two levels, providing light-filled and spacious accommodation.

The property is in need of some renovation and modernisation - making this the ideal property for those looking to put their own stamp on things.

THE LOUNGE



Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The formal lounge is pleasantly located at the front of the property and is flooded with natural light from the window to the front aspect. The dining area overlooks the rear garden, however, this space can be transformed to meet each individual purchaser's needs and requirements. The kitchen has floor and wall-mounted units and gives access to the garden.

THE DINING ROOM



THE KITCHEN





Journeying up to the first-floor level, you will discover three well-proportioned bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation on this level.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

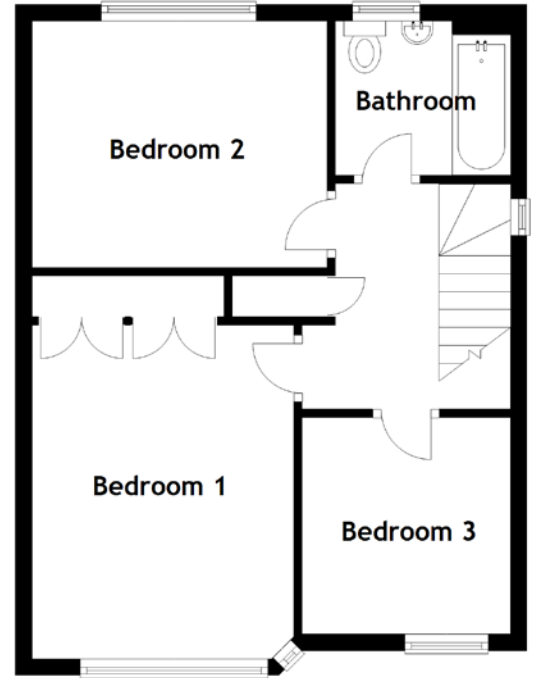
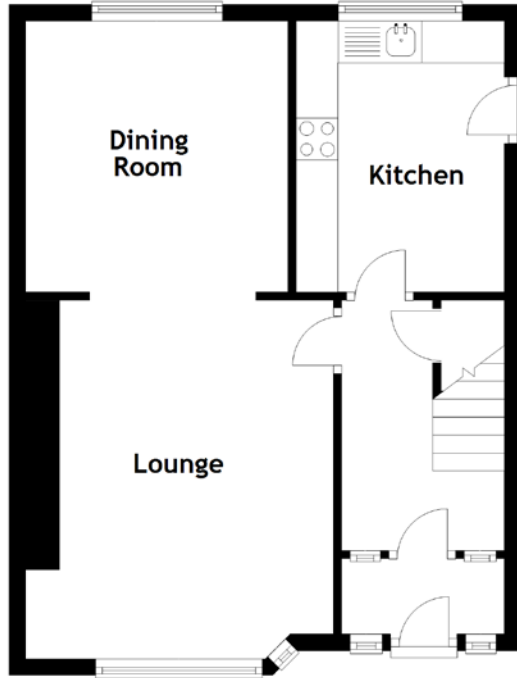
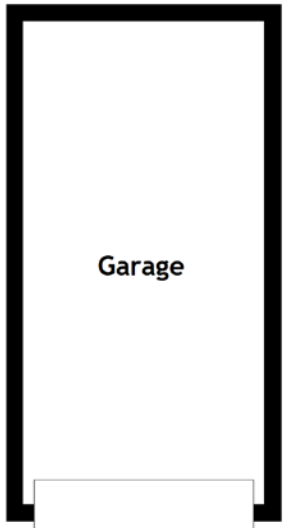


Externally the property has private gardens and a driveway providing off-road parking for a number of vehicles.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

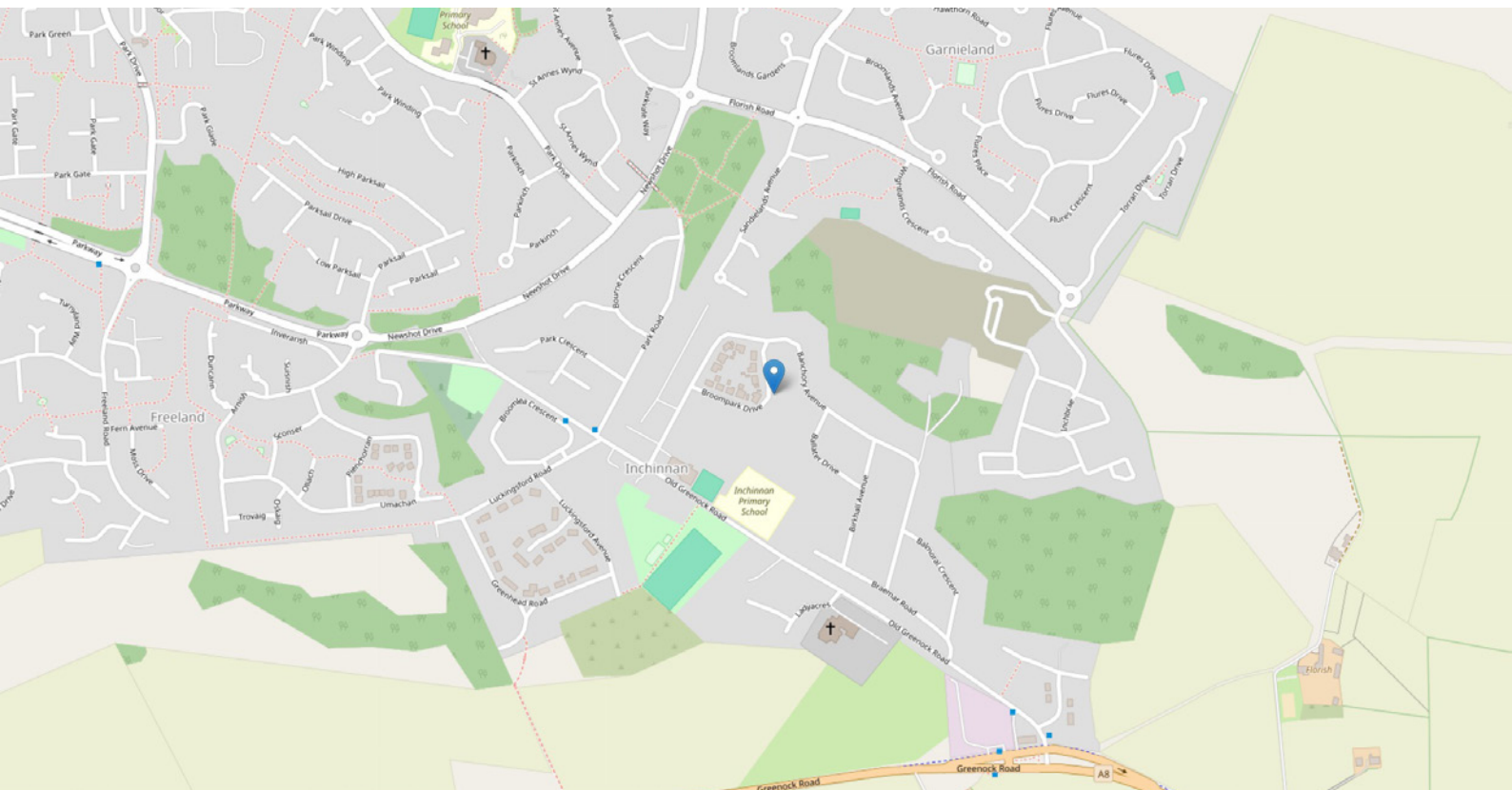
Lounge	4.30m (14'1") x 3.70m (12'2")
Dining Room	3.25m (10'8") x 3.15m (10'4")
Kitchen	3.25m (10'8") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.85m (6'1")
Bedroom 1	4.00m (13'1") x 3.15m (10'4")
Bedroom 2	3.60m (11'10") x 2.95m (9'8")

Bedroom 3
Garage

2.60m (8'6") x 2.50m (8'2")
5.80m (19') x 2.90m (9'6")

Gross internal floor area (m²): 85m²
EPC Rating: D

Extras: Carpets and floor coverings, light fixtures and fittings.



THE LOCATION

The village of Inchinnan offers local shopping, sports/recreational facilities, primary schooling and good public transport facilities. The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other equestrian pursuits. There is good access to the Braehead shopping centre and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.





Inchinnan has fantastic commuter links. It is close to Bishopton Train Station, which has regular services to Glasgow Central and Greenock. 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.



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