

# 32B India Drive

INCHINNAN, RENFREW, RENFREWSHIRE, PA4 9LE



*A TASTEFULLY DECORATED AND WELL PRESENTED  
THREE BEDROOM SEMI-DETACHED HOUSE*



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Part Exchange Available. We are delighted to introduce to the market this superb three-bedroom semi-detached villa within a highly sought-after area of Inchinnan. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the window to the front aspect and offers a pleasant outlook. The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient work space. It is further complemented with a host of integrated appliances. An added bonus is the space provided for a table and chairs. The downstairs WC completes the accommodation on this level.

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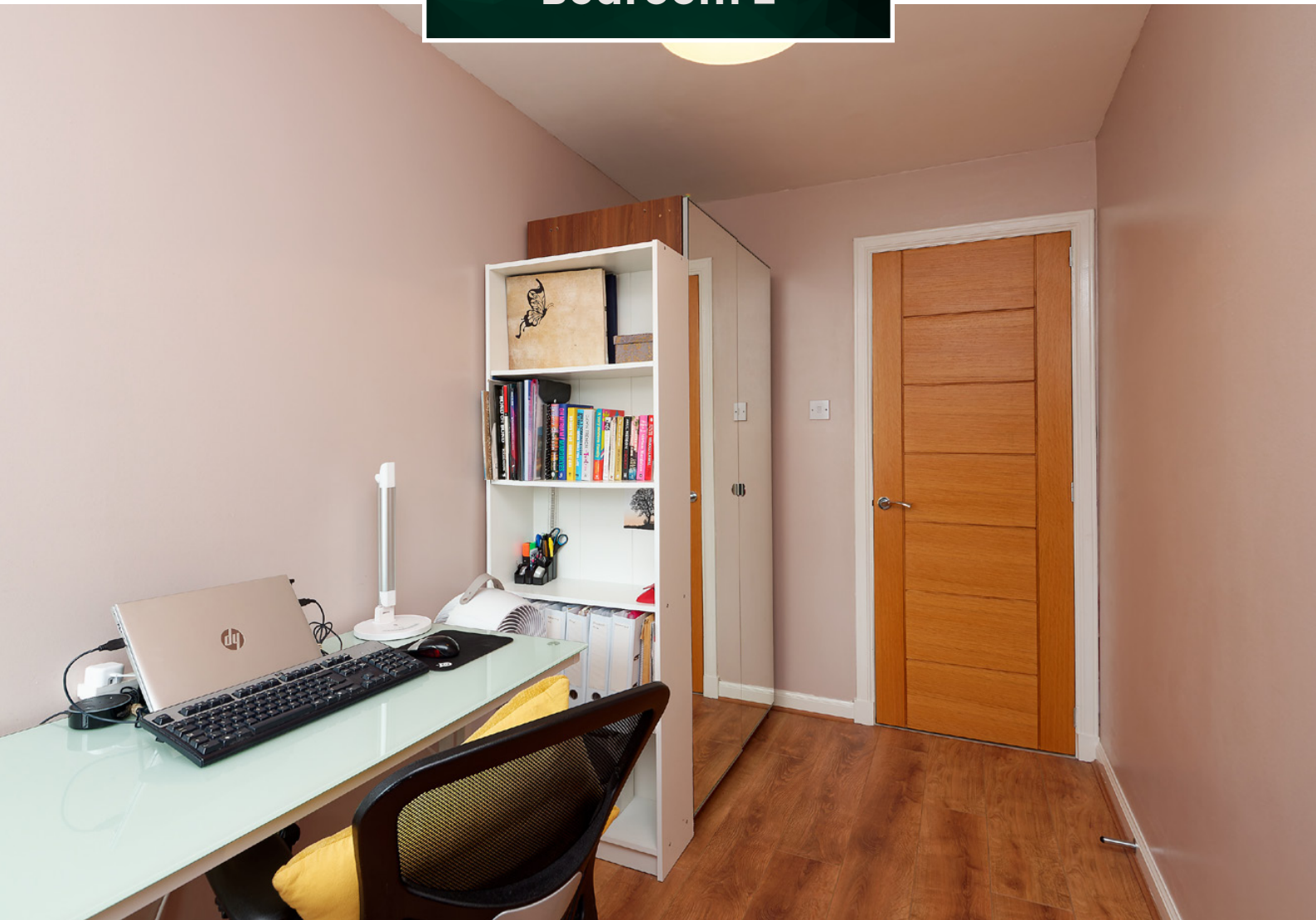


Journeying upstairs you will discover three well-proportioned bedrooms. All of the rooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.





**Bedroom 2**



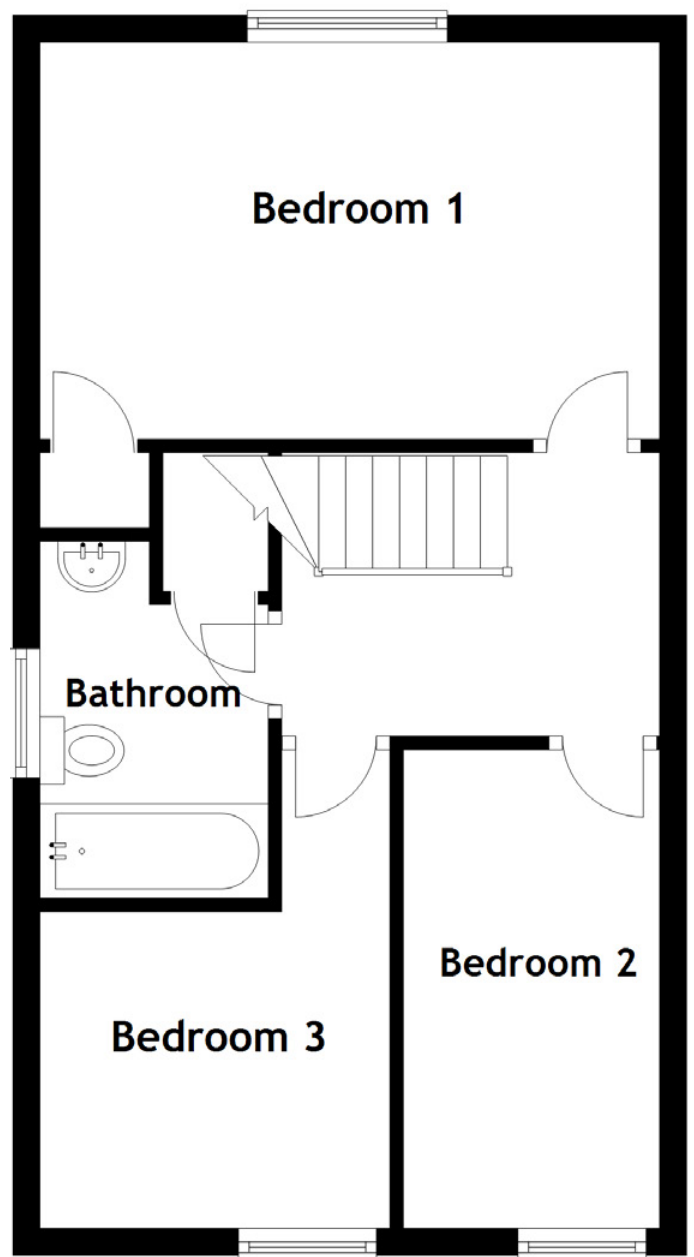
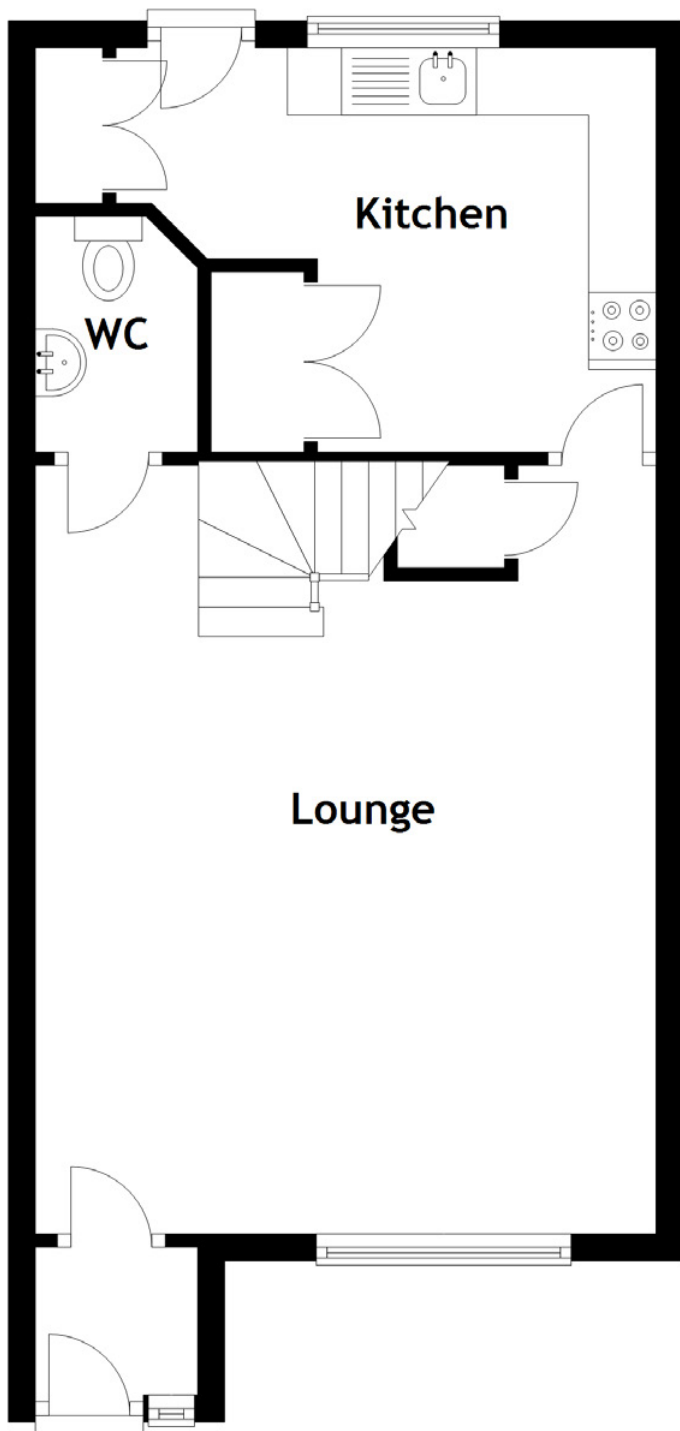


**Bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.70m (18'9") x 4.60m (15'1")
Kitchen	3.53m (11'7") x 3.00m (9'10")
Bedroom 1	4.60m (15'1") x 2.95m (9'8")
Bedroom 2	3.55m (11'8") x 1.90m (6'3")
Bedroom 3	2.60m (8'6") x 2.35m (7'9")

Bathroom	2.65m (8'8") x 1.70m (5'7")
WC	1.75m (5'9") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C

Externally, to the front of the property, there is a driveway providing off-road parking and a fully enclosed garden to the rear. The rear garden is a real suntrap and many a summer's day will be spent in this zone enjoying the peace and quiet. The large shed has power and the current owners use this space to host the hot tub, which is popular with all members of the family. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





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.

## The Location

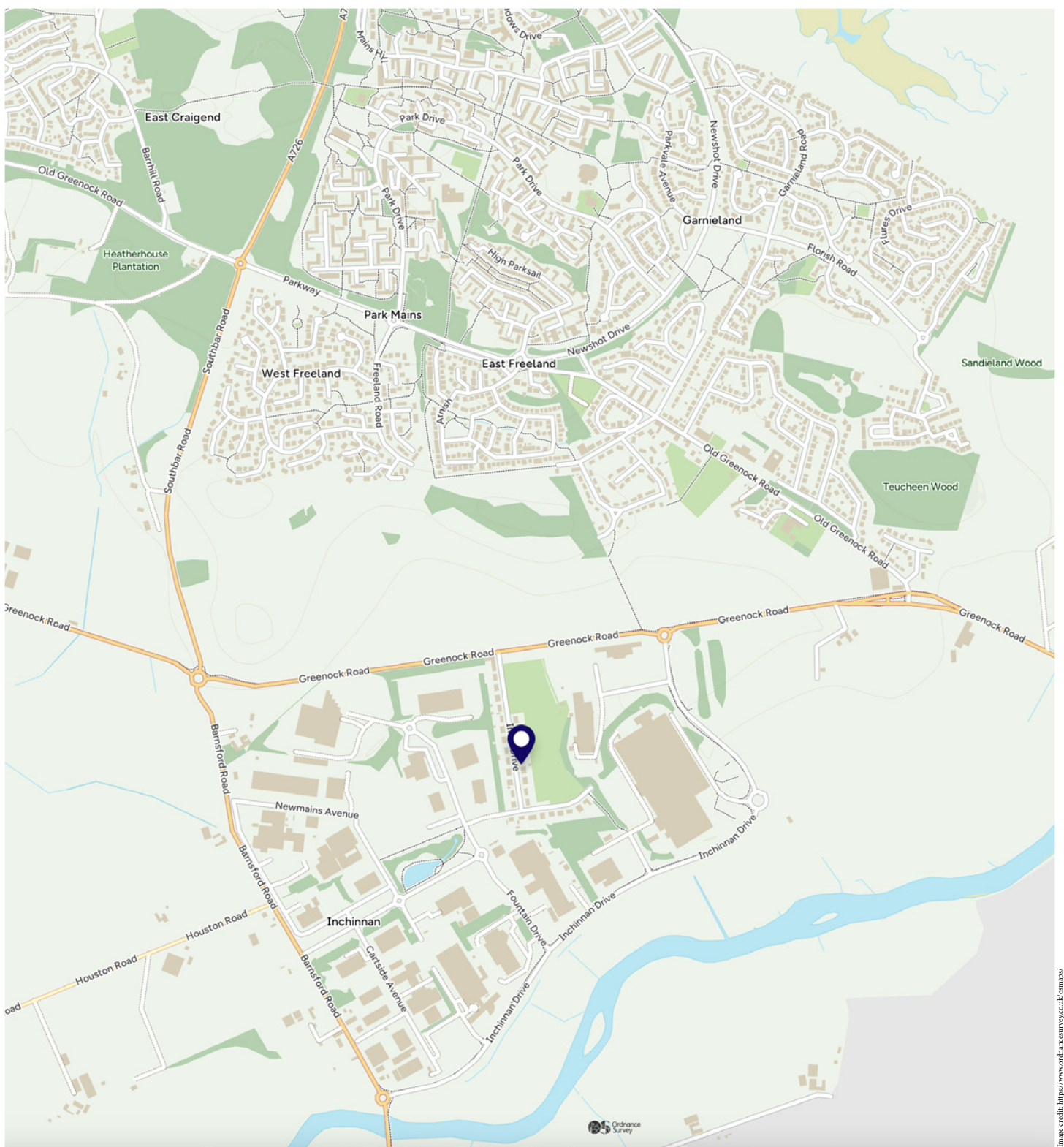


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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