



## 11 Nairn Drive, Bishopton, PA7 5GE

Fixed Asking Price £490,000

- Five Bedroom detached home built by luxury home builder 'Avant'
- Impressive open plan kitchen/ living/ dining area with bi-fold doors
- Formal lounge overlooking the front of the property
- Family bathroom, two en-suite shower rooms and downstairs WC
- EER Band B
- Excellent corner plot position with a landscaped private south facing rear garden
- Fitted kitchen with central island, and separate utility room
- Four double bedrooms and a good sized single bedroom
- Converted double garage

# 11 Nairn Drive, Bishopton PA7 5GE

Number 11 Nairn Drive is an outstanding modern family home built by builders 'Avant' and occupies an excellent corner plot in the popular Dargavel Village Development in Bishopton. Dargavel Village is a modern development ideally positioned in Renfrewshire which is close to Glasgow Airport and excellent transport links including the M8 motorway and Bishopton Train station for ease of access to Glasgow City Centre.



Council Tax Band:



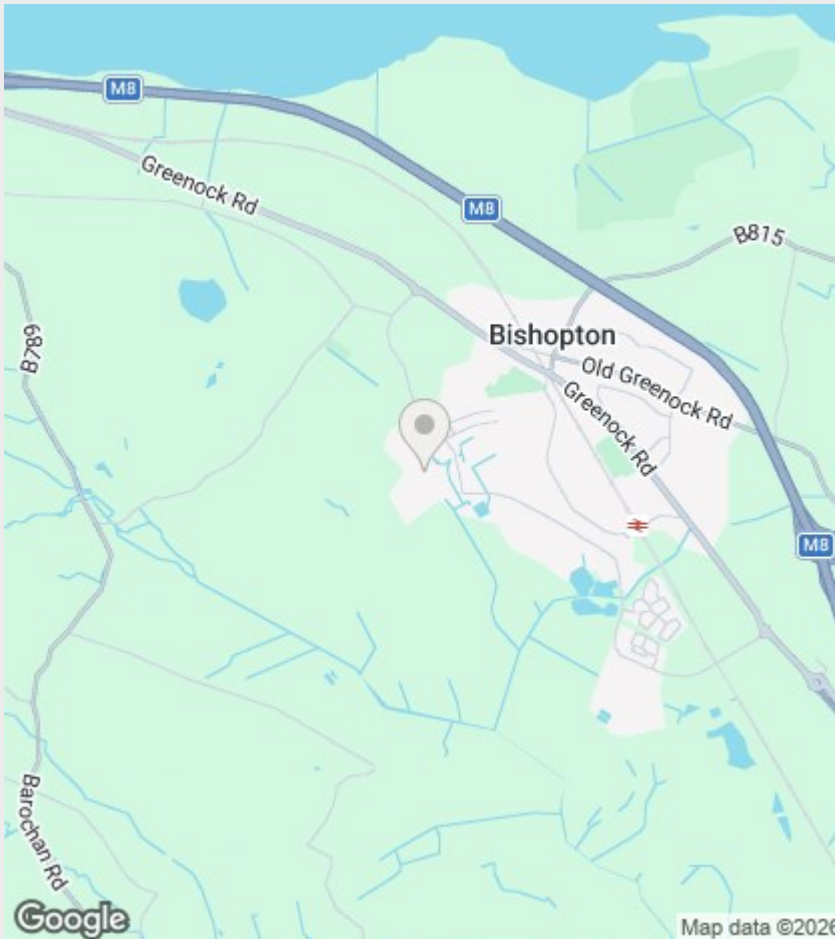
This style of home is one of the largest built by Avant in this estate and has sprawling family accommodation across circa 2,163 sq ft or thereby. The property is finished to a very high standard throughout and boasts a contemporary layout with an impressive open plan kitchen/living area at the rear with large bi-fold doors to the landscaped rear garden, a formal lounge to the front, well-proportioned bedrooms and stunning fixtures and fittings within the kitchen area and all the bathrooms, as well as a converted double garage providing a superb additional public room. The home benefits from gas central heating, double glazing throughout, and also features Solar Panels.

The accommodation comprises of an entrance hallway with stairs to the upper level and a storage cupboard off the hall behind the stairs. There is a formal lounge overlooking the front of the property. The impressive open plan kitchen/dining/living area at the rear of the property, extends the full width of the home offering plenty of space for dining and living room furniture. The kitchen boasts a range of stylish fitted units with contrasting worktops and a host of quality integral appliances built into the units and central island which also offers a breakfasting bar and excellent socialising space. The utility room is accessed from the open plan kitchen/living/dining area and offers further storage and space for free standing appliances. The utility room has access to the garage conversion and to a convenient WC with two-piece suite.

The upper level of the property has a broad central hallway with a storage cupboard and access to the loft space. There are five bedrooms on this level, the principal bedroom has fitted wardrobes and access to an en-suite shower room, bedroom two also has fitted wardrobes and an en-suite shower room. Bedrooms three and four are sizeable double rooms with fitted wardrobes and a further sizeable single room currently used as a walk in wardrobe. Completing the accommodation is the family bathroom which has a three piece suite comprising of a fitted bath with shower above, wash hand basin with storage and WC.

This family home occupies an excellent position within the estate with a tremendous corner plot. There is a Monoblock driveway providing private parking. The rear garden is enclosed and features artificial grass for easy maintenance with an area of decking adjacent to the bi-fold doors.

This property offers a convenient setting for accessing all amenities within Bishopton. The local primary school can be found nearby, and secondary schooling can be found in nearby Erskine. Bishopton is also well placed for accessing Glasgow International Airport and the M8 motorway which allows for travel to neighbouring towns as well as INTU Retail Park, Glasgow City Centre and the A737 Howwood bypass which allows for travel to North Ayrshire.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 86      | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Scotland                                    |         | EU Directive 2002/91/EC |

