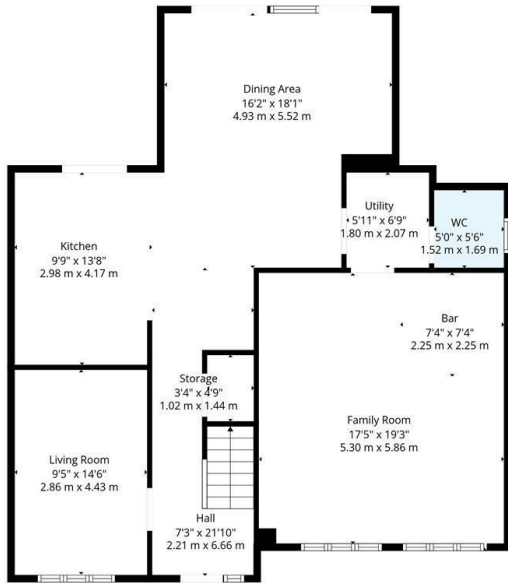




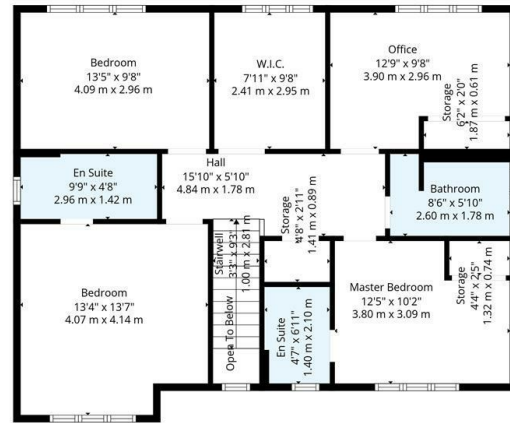
11 Nairn Drive, Bishopton, PA7 5GE

Offers Over £450,000

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



1st Floor

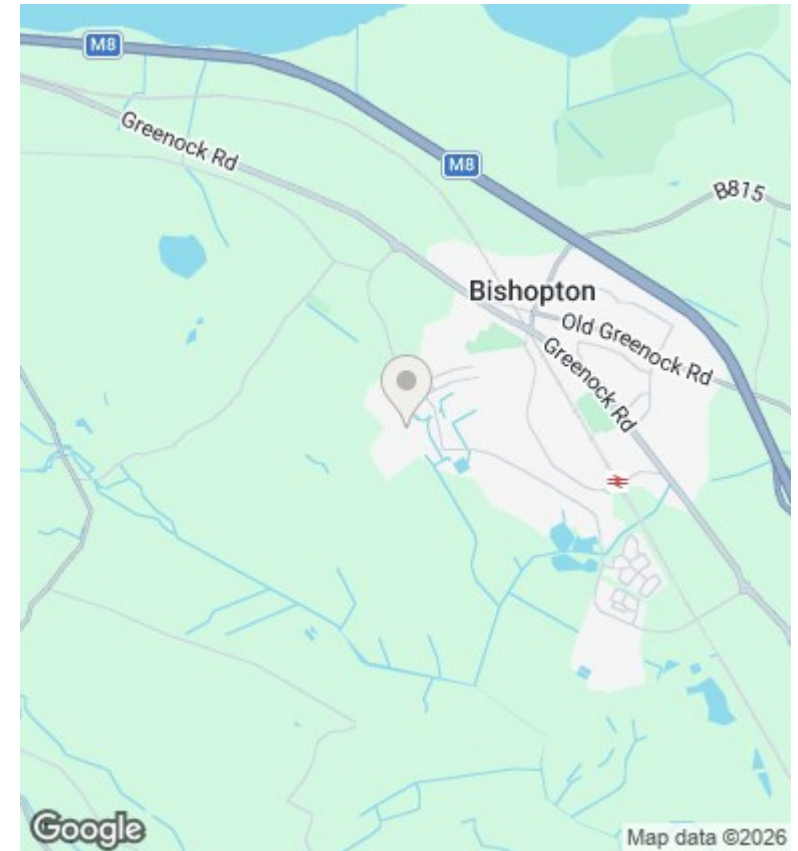


2nd Floor



TOTAL: 1938 sq. ft, 180 m²
 1st floor: 1076 sq. ft, 100 m², 2nd floor: 862 sq. ft, 80 m²
 EXCLUDED AREAS: STORAGE: 54 sq. ft, 4 m², UTILITY: 41 sq. ft, 4 m², STAIRWELL: 39 sq. ft, 4 m², WALLS: 138 sq. ft, 13 m²

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

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

Council Tax Band

EPC Rating:

B

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