



21 Northbrae View  
Bishopton | PA7 5DN

pattison&co

Offers Over £315,000



## 21 Northbrae View, Bishopton, PA7 5DN

This is an exceptionally well presented 4 bed “Fraser” style detached villa in Taylor Wimpey’s Dargavel development in Bishopton. The property is in true walk in condition and enters by a cool toned hallway giving access to all apartments. The cosy and well proportioned living area features a large space to relax and has the benefit of contemporary “Timorous beasts” wallpaper. The open plan kitchen diner includes wall and floor mounted shaker style cabinetry in neutral tones to include integrated double oven, fridge freezer, dishwasher and washing machine. All appliances are AEG. The dining area provides space aplenty for a large dining table and chairs. The kitchen diner provides onwards tranquil views of the expansive south west facing rear garden. The ground floor is completed with a spacious WC. Upstairs, there are 4 well sized bedrooms, each providing plenty of space for a double bed and storage. The rear facing master bedroom benefits from integrated wardrobe space and it’s own private en-suite. The generous family bathroom is complimented by feature porcelain tiles over bath and the enclosed shower area. The rear garden is enclosed on all sides and benefits from external electrical upgrading and AstroTurf artificial grass. A composite decking area provides a space to relax and enjoy the amenity of the rear garden. The front of the property faces on to a quiet pond area. The property specification includes a large driveway to the front, integrated garage, gas fired Ideal boiler, UPVZ double glazed windows and upgraded laminated UPVC front door with glass window. The Dargavel development provides various amenities such as play parks for children and is within the catchment areas for Dargavel Primary and Park Mains Secondary schools. The property is well served by all usual amenities with local supermarkets. Ingliston Country Club, Lorimers Public House and Marr Hall Hotel and Golf Club are all a short distance away. Further, the nearby M8 motorway network connects the property west and east towards Glasgow and Loch Lomond with ease.



All room measurements are taken from the longest and widest points and are approximate:-

Hallway: 5.25m x 2.04m

Living Room: 5.25m x 3.15m

Kitchen / Diner: 2.71m x 8.01m

WC: 1.10m x 2.11m

Garage: 5.15m x 2.62m

Master Bedroom: 3.10m x 4.20m

En-Suite: 1.50m x 2.19m

Bedroom 2: 3.17m x 3.19m

Bedroom 3: 2.95m x 3.71m

Bedroom 4: 2.69m x 2.62m

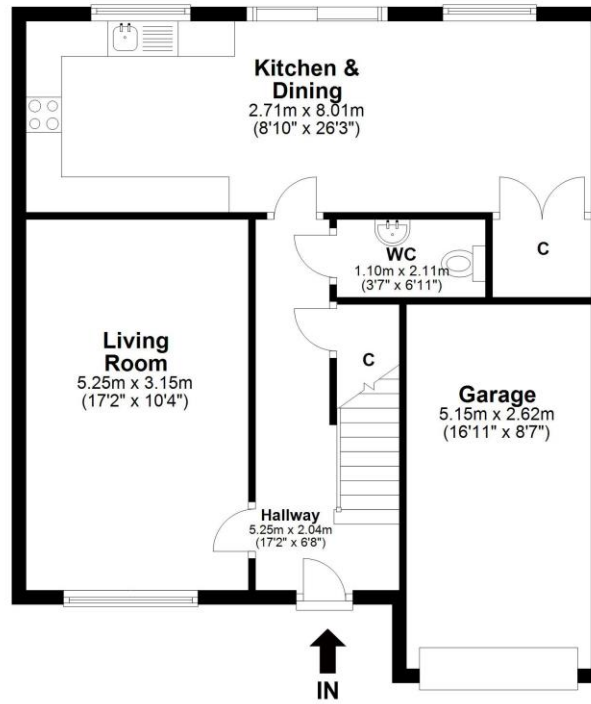
Bathroom: 2.21m x 2.62m



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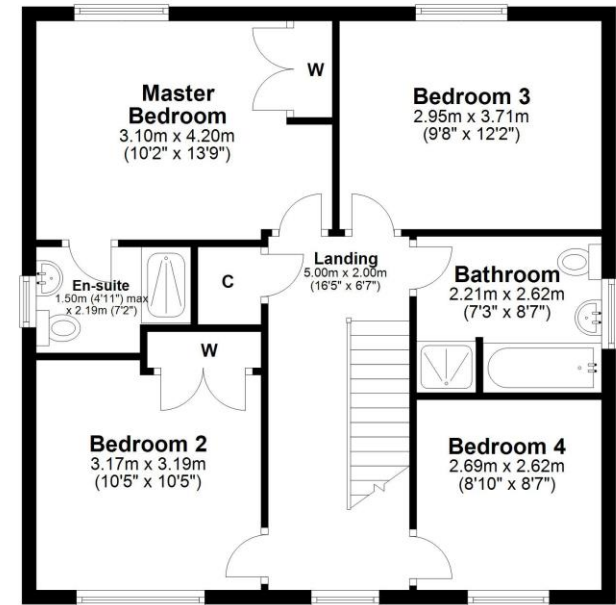
### Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



### First Floor

Approx. 64.5 sq. metres (694.1 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81	90
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 131.9 sq. metres (1419.4 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.