



**Birchtree Road, Bishopton, PA7**

Offers Over £315,000

| 3 Bed | 3 Bath | 1 Reception

**new door**  
Estate Agent

Offers Over £315,000

Freehold

- Nestled on large sunny corner plot
- Fully integrated dining kitchen
- Walking distance to shops, school and train station
- Excellent for commuters
- Gated driveway leading to detached garage
- Utility room
- Burglar alarm
- Arrange your viewing today

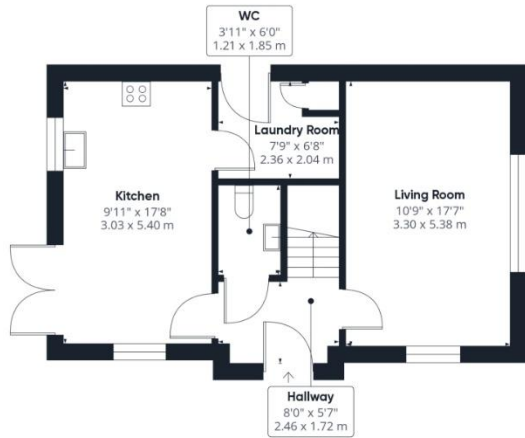
EPC Rating B

Council Tax Band

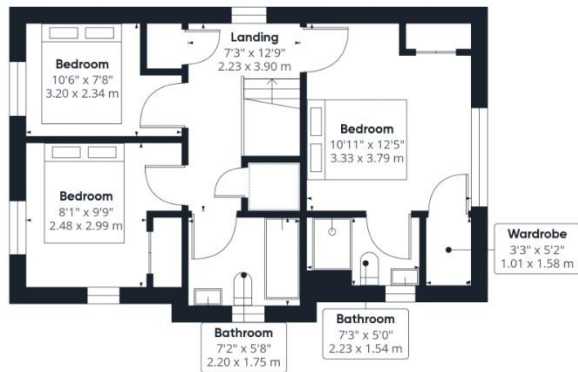
Nestled on a sunny corner plot is this beautiful Stewart Milne 'Corrywood'. The dual frontage of this home not only makes it impressive on the outside but beautiful on the inside. Both the lounge and the kitchen diner span from the front to the rear of the home with both rooms being flooded with natural light. The kitchen is fitted with a shaker style kitchen and is fully integrated. On the upper floor the main bedroom not only benefits from a walk wardrobe but has a second built-in wardrobe and en-suite shower room. The second bedroom also has a fitted wardrobe. The family bathroom has a shower over the bath. Externally the home has a monobloc driveway to the side of the home, which is gated and leads to the detached single garage which has power. The garden is enclosed with a feature wall and fencing. The garden is laid mainly to lawn and has large decked area and patios for enjoying the sun.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
986.41 ft<sup>2</sup>  
91.64 m<sup>2</sup>

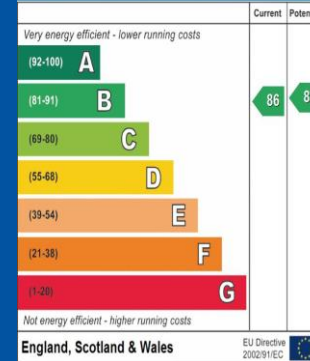
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

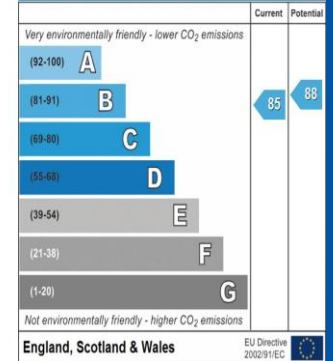
GIRAFFE360

### Energy Efficiency Rating



England, Scotland & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

**New door**  
Estate Agent

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