



**Crosshill Road, Bishopton, PA7**

Offers Over £415,000

| 5 Bed | 4 Bath | 2 Reception

**new door**  
Estate Agent

Offers Over £415,000

Freehold

- Wonderful Detached Home
- Enclosed Low Maintenance Gardens
- 5 Piece Family Bathroom & 2 En-suites
- Integrated Appliances to Kitchen
- Excellent Storage Throughout
- Walking Distance to Schools and Shops
- Burglar Alarm & CCTV
- Excellent for Both Public Transport and Major Roads
- Arrange Your Viewing Today

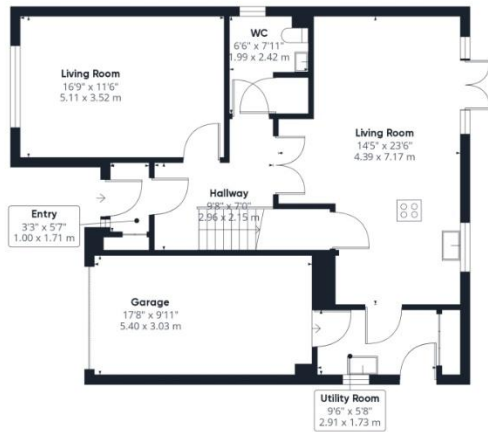
EPC Rating B

Council Tax Band G

The heart of this detached home is in the 23ft6 kitchen, dining family room which allows the family to gather and make memories. The entrance hall leads to all ground floor living accommodation. The spacious lounge to front of the home is the perfect spot to relax. The rear of the home is truly the heart of there is ample space for family area, dining space and the kitchen is fully integrated and has peninsula with gas hob. The utility room provides access to the garage. The bright galleried landing has two storage cupboards and access to the attic. The four double bedrooms all have fitted wardrobes. Both bedrooms 1 & 2 also benefit from en-suite bathrooms. The five piece bathroom is the haven of relaxation. The front of the is lad to monobloc driveway which leads to the integral garage and down the side of the home to the rear garden. The front of the home is laid to lawn. The rear garden is low maintenance and has large patio areas which benefit the sun throughout the day. The remainder of the garden is laid to stone chips and has raised stocked flower beds. The home benefits from many upgrades including burglar alarm and CCTV to both front and rear of the home.







Ground Floor



Floor 1



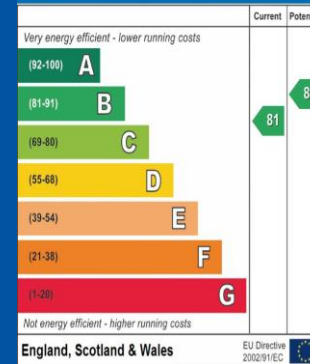
Approximate total area<sup>(1)</sup>  
1749.78 ft<sup>2</sup>  
162.56 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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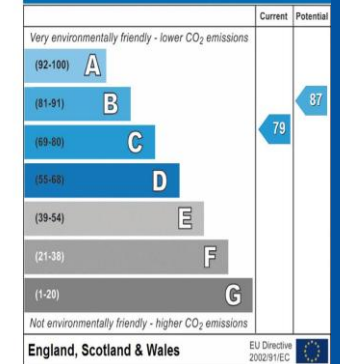
### Energy Efficiency Rating



England, Scotland & Wales

EU Directive  
2002/91/EC

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



England, Scotland & Wales

EU Directive  
2002/91/EC

**New door**  
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