



Slateford Road, Bishopton, PA7

Offers Over £375,000

| 4 Bed | 3 Bath | 2 Reception

**new door**  
Estate Agent

Offers Over £375,000

Freehold

- Fantastic spacious home ~ Avant Pendlebury
- Outhouse perfect for those working from home
- Media wall with inset fireplace
- Opportunity not to be missed
- Detached garage and long driveway
- Excellent main bedroom with fitted wardrobes and en-suite
- Walking distance to schools and shops
- Arrange your viewing today

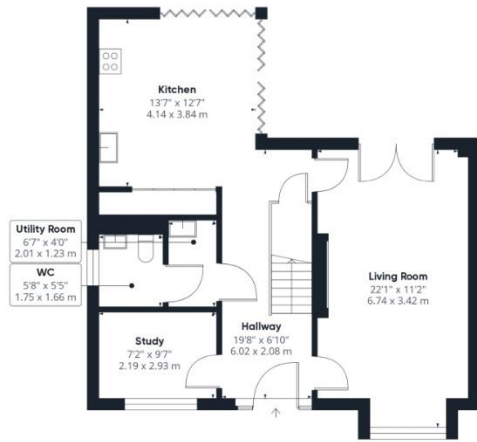
EPC Rating B

Council Tax Band G

Welcome to the Avant Pendlebury the first of these fantastic, detached homes to come to the market. On stepping into the home, you are met by a welcoming entrance hall that directs your eyes through to the dining kitchen which is fully integrated and has bi-folding doors to bring the outside in. Off the kitchen is the cosy lounge which spans from the front to the rear of the home and is filled with natural light from the dual aspect windows and is completed with media wall with inset fire. Also to the front of the home is the study or playroom for the children. Finishing the ground floor is the WC and utility room. On the upper floor the galleried landing leads to the 4 bedrooms 3 of which are doubles and the main benefiting from en-suite shower room and fitted wardrobes. The family bathroom is complete with shower over the bath. Externally the home has a feature wall to the front. The driveway stretches to the rear of the home where you will find the detached garage which has power. The rear garden is surrounded by fencing and has gated access. The garden is laid to lawn and has decked area for relaxing. There is also an outbuilding with power, perfect for those of us who still work from home. Slateford Road is ideal for walking to the schools, train station and shops. There is now also a bus service from Bishopton directly to Braehead







Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 1357.76 ft<sup>2</sup>  
 126.14 m<sup>2</sup>

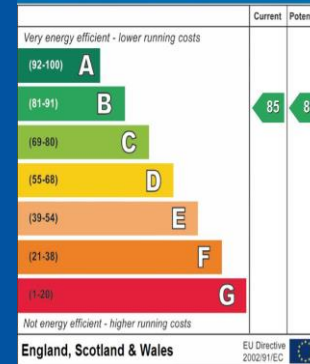
(1) Excluding balconies and terraces

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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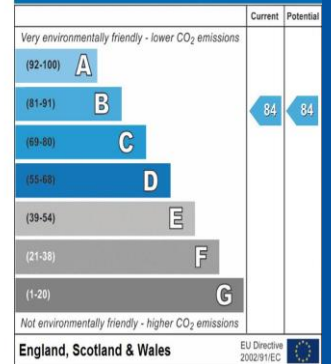
### Energy Efficiency Rating



England, Scotland & Wales

EU Directive 2002/91/EC

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



England, Scotland & Wales

EU Directive 2002/91/EC



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