



**Ettrick Drive, Bishopton, PA7**

Offers Over £235,000

| 3 Bed | 2 Bath | 2 Reception

**new door**  
Estate Agent

Offers Over £235,000

Freehold

- Fantastic spacious home
- Views over Bishopton from the front and rear
- 3 Double bedrooms
- Walking distance to school, shops and train station
- Located on large sunny corner plot
- Solar panels which feed back to the grid
- Opportunity to extend, subject to local planning
- Arrange your viewing today

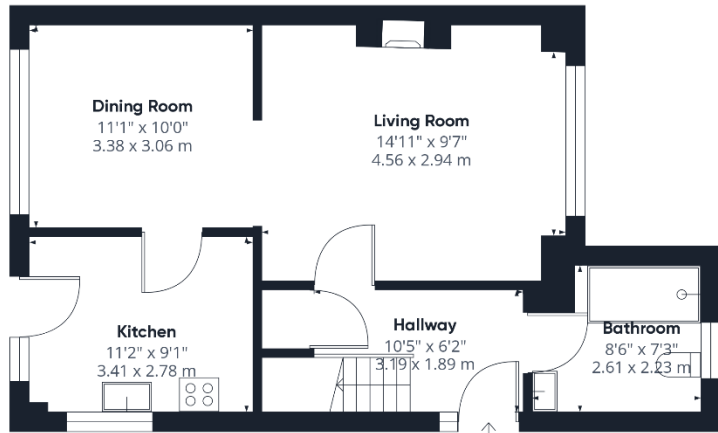
EPC Rating D

Council Tax Band

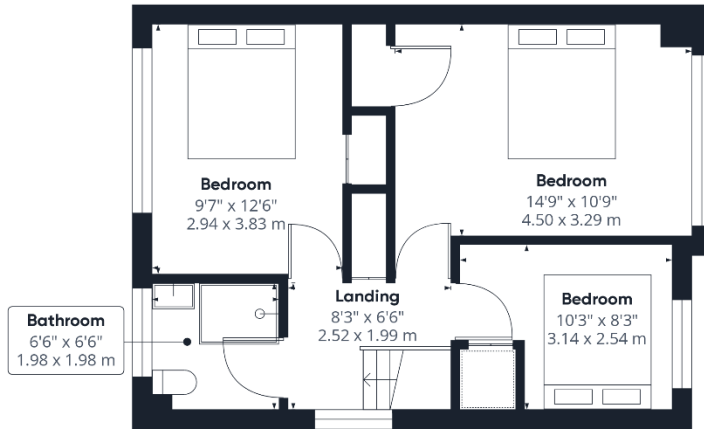
Ettrick Drive is located at one of the highest points in Bishopton and benefits from one of the largest gardens on the Craigton Estate. Ask us about how this home can earn you money!!! This home is perfect for those looking to make their mark on their new home with the possibility to extend subject to local planning consents what more could you want. You will find the home at the start of Ettrick Drive and at the end of Craighead Road., with views over Balmoral Crescent and beyond to the front. On entering the home, you will find that this one of the larger style 3 bedroom detached homes in the village. The spacious hallway leads through to the large lounge which has large picture window. To the rear of the lounge is the dining room which overlooks the garden. The spacious kitchen is off the dining room and has door leading out to the garden. Completing the ground floor is the shower room. On the upper floor are 3 double bedrooms all of which have built-in storage. The main bathroom is also fitted with a shower cubicle. The landing has access to the attic space. Externally the garden is laid to lawn to the front and side the rear of the home is generally paved. At the bottom of the garden is the garage, there is ample space to add additional off-road parking to either the rear or the side of the home.







Ground Floor



Floor 1



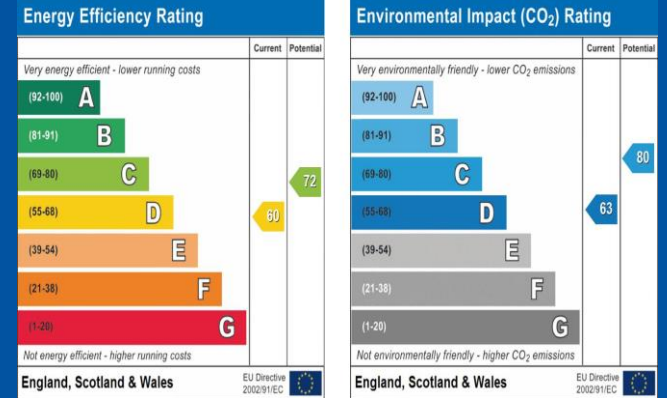
Approximate total area<sup>(1)</sup>  
1005.57 ft<sup>2</sup>  
93.42 m<sup>2</sup>

(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.

GIRAFFE360



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