



**Moffat Gardens, Bishopton, PA7**

Offers Over £365,000

| 4 Bed | 4 Bath | 2 Reception

**new door**  
Estate Agent

Offers Over £365,000

Freehold

- Fantastic spacious home
- 2 en-suites and family bathroom
- Utility room
- 4 Double bedrooms
- David Wilson Homes 'Falkland'
- Open plan kitchen, dining and family room
- Neutrally decorated throughout
- Arrange your viewing today

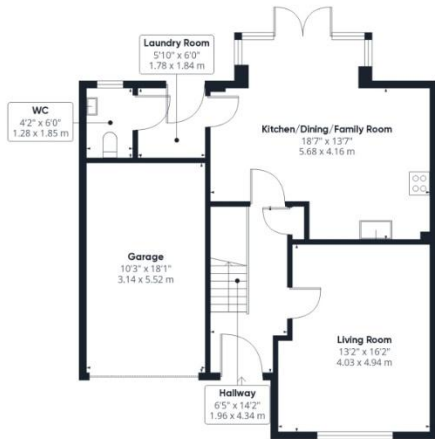
EPC Rating B

Council Tax Band G

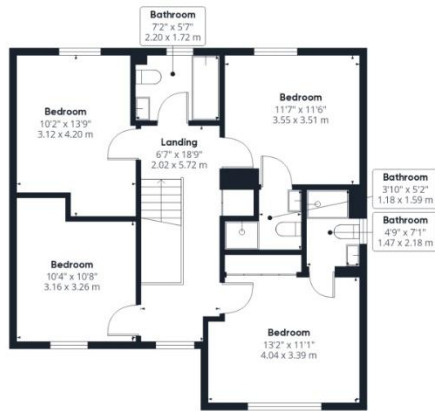
Nestled on a quiet street in the south of Dargavel Village Bishopton is this 4 bedroom detached home. Built in 2024 by David Wilson Homes the 'Falkland' is sure to impress with its bright spacious rooms. Moffat Gardens is within walking distance to the local shops and school. With the train station only a short walk and the M8 junction close-by you can be in Glasgow city centre in under 20 minutes. On entering the home you are met by a welcoming entrance hall that leads your eyes through to the rear of the home. At the front of the home is the bright spacious lounge. The open-plan kitchen, dining family room is to the rear of the home and is completed with integral appliances. This space is perfect for the family to gather or for entertaining. Off the kitchen you will find the utility room and WC. The galleried landing welcomes you to the first floor and with four double bedrooms two of which benefit from en-suites, the main bedroom also benefits from fitted wardrobes. The family bathroom is fitted with a modern 3 piece suite. Externally the to the front is laid to a monobloc, with the driveway leading to the integral garage. The sunny rear garden is laid to lawn with patio.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1560.86 ft<sup>2</sup>  
145.01 m<sup>2</sup>

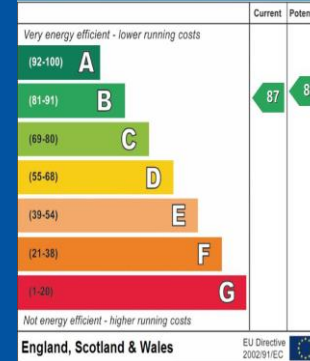
(1) Excluding balconies and terraces

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.

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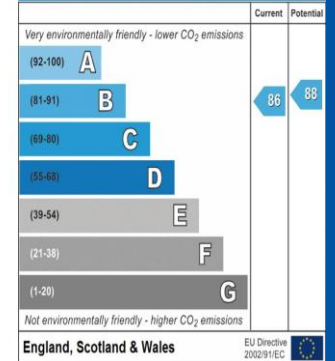
Energy Efficiency Rating



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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