



ELLE MARIE
PROPERTY

**PROPERTY FOR SALE: 25 CROSSHILL ROAD,
BISHOPTON, PA7 5QJ**



PROPERTY ADDRESS: 25 CROSSHILL ROAD, BISHOPTON, PA7 5QJ

ELLE MARIE PROPERTY is pleased to present this rare to market 5-bedroom detached villa constructed by CALA Homes in 2016, the property enjoys a lovely position in Crosshill Road in the north of sought after Dargavel Village and is presented to the market in excellent condition throughout. The property offers generous contemporary living space with front facing lounge, dining kitchen and family room at the rear, 5 generous bedrooms, 3 bathrooms, large integral garage, and generous external boundary. Early viewing is advised. In more detail, the property comprises:

ENTRANCE HALL

The entrance vestibule and hall are bright and welcoming with neutral wall tones and neutral carpets. There are 2 built-in cupboards providing good storage.

LOUNGE

The lounge is front facing and generous in size with neutral carpet and wall tones. The window in the lounge allows good natural light to flow through. There is ample space for lounge furniture and furnishings.

OPEN PLAN KITCHEN AND FAMILY DINING

The dining kitchen has been designed and finished to a high specification and comprises a range of modern wall and floor units with breakfast island. There is a built-in stainless-steel oven and gas hob with stainless steel extractor chimney. There is ample space for a dining table and chairs and the kitchen benefits from French doors leading to the rear garden. The family room provides excellent additional space for furniture and furnishings. There is a separate utility room with additional access to the rear garden.

BEDROOM 1

The master bedroom is a fantastic size with neutral wall tones and carpets. Bedroom 1 is generous in size and is front facing with carpet and neutral wall décor. There is a large built-in mirrored wardrobe providing good storage and there is plenty of space for free-standing bedroom furniture and furnishings. The Master Bedroom also benefits from en-suite. There is a Juliet balcony which is front facing and a great feature to the master bedroom.

BEDROOM 2

Bedroom 2 is generous in size and is rear facing with neutral carpet and wall décor. There is a large built-in cupboard and plenty of space for bedroom furniture and furnishings. Bedroom 2 also benefits from en-suite.

BEDROOM 3

Bedrooms 3 is generous in size and is double in size and rear facing with neutral carpet and wall décor. There is a built-in wardrobe providing good storage and ample space for bedroom furniture and furnishings.

BEDROOM 4

Bedrooms 4 and 5 are front facing with neutral wall décor and carpet. Both bedrooms have built-in wardrobes providing storage.

BATHROOM

The family bathroom comprises bath, walk-in shower, WC and wash-hand basin. and finished to a high standard and comprises bath with wall mounted electric shower, WC and wash-hand basin. here is contemporary partial wall and floor tiling.

EN-SUITE IN MASTER BEDROOM

The master bedroom benefits from generous en-suite comprising WC, wash-hand basin, and double walk-in shower cubicle with thermostatic shower. There is contemporary partial wall tiling.

EN-SUITE IN BEDROOM

Bedroom 2 also benefits from en-suite comprising double walk-in thermostatic shower, WC and wash-hand basin.

WC

The WC is conveniently located on the ground floor and comprises WC and wash-hand basin.

EXTERNAL

Externally, the property enjoys a nice position in the street and benefits from a generous external boundary comprising mono-block driveway and large rear turfed lawn enclosed by timber fencing. There is a patio/seating area and side access via timber gate. The property also benefits from 18'x17' integral garage.

EPC Rating:

Dimensions

Lounge: 15'2"x13'3" (4mx3.8m)

Family Room/Dining: 10'9"x25'4" (3.3mx7.7m)

Kitchen: 13'1"x12'6" (4mx3.8m)

Master Bedroom: 15'1"x12' (4.6mx3.7m)

Bedroom 2: 13'2"x11'3" (4mx3.4m)

Bedroom 3: 12'5"x11'11" (3.8mx3.6m)

Bedroom 4: 12'6"x8'8" (3.8mx2.7m)

Bedroom 5: 11'11"x9'2" (3.6mx2.8m)

Garage: 18'x17'11" (5.5mx5.5m)









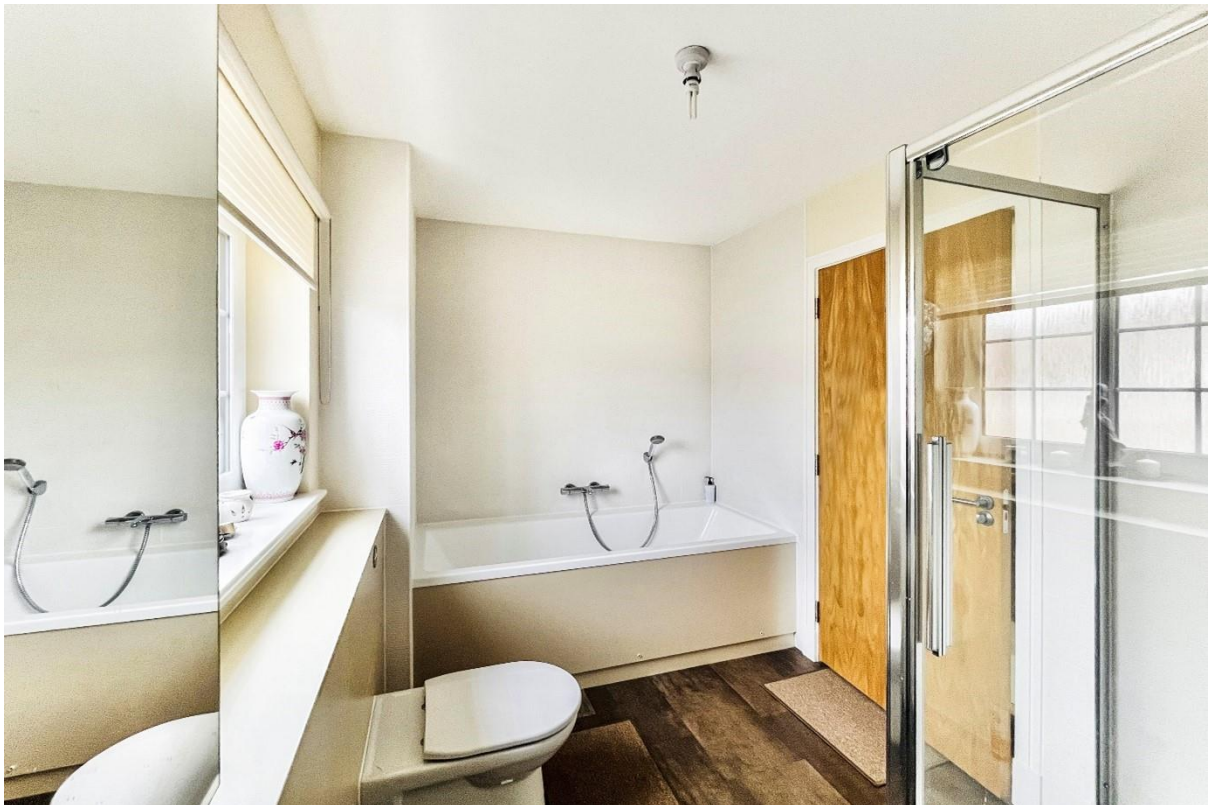






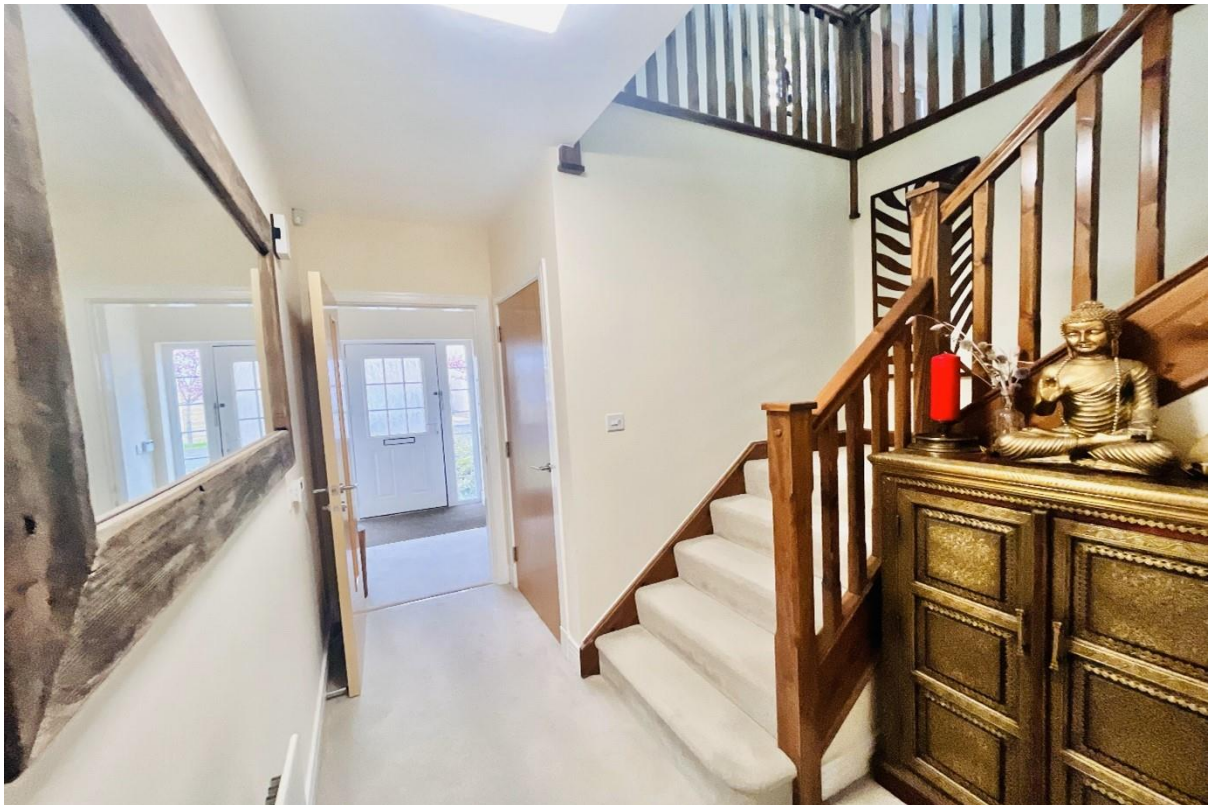














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Viewing: by appointment only

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