



**ELLE MARIE**  
PROPERTY

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**PROPERTY FOR SALE: 16 BIRCHTREE ROAD,  
BISHOPTON, PA7 5FY**



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ELLE MARIE PROPERTY is pleased to present to the market this 5-bedroom detached luxury villa, constructed by Stewart Milne in 2019, this "Southbrook" style home is presented to the market in excellent walk-in condition throughout, located in the South of Dargavel Village and enjoying an enviable position, early viewing is advised. In more detail, the property comprises:-

**ENTRANCE HALL**

The entrance hall is a fantastic first impression to the property with Karndean flooring and neutral wall décor, the double height ceilings with feature lighting exudes luxury living. The staircase leads to the upper level and gallery landing which compliments the property perfectly. The gallery landing benefits from reading/study/home office space.

**LOUNGE**

The lounge is generous in size and is front facing with good natural light. The carpets and wall décor are neutral with feature wall and feature gas remote controlled fireplace which compliments the lounge. There is excellent space for lounge furniture and furnishings. There is glass panelled French doors leading to the dining/sitting room.

**DINING ROOM/SITTING ROOM**

The dining/sitting room is accessed via French doors from the lounge and is generous in size with carpets and neutral wall décor. This space is versatile for use as a separate dining room, playroom, or TV room.

**DINING KITCHEN**

The dining kitchen has been designed and finished to a high standard with a range of modern wall and floor units, integrated AEG stainless steel double oven, 5 burner gas hob, extractor chimney and stainless-steel splashback. The dining kitchen also benefits from breakfasting bar. There is excellent space for cooking and entertaining with space for a table and chairs and two sets of French doors overlooking and leading to the garden. Furthermore, the kitchen benefits from separate utility room with access to garage and additional rear door access. The flooring is Karndean and the wall décor is neutral with feature wall.

**MASTER BEDROOM**

The master bedroom is generous in size and is front facing with carpets and neutral wall décor with feature wall. There is excellent space for bedroom furniture and furnishings and the bedroom also benefits from walk-in wardrobe/dressing room, large built-in cupboard, and contemporary en-suite bathroom.

**BEDROOM 2**

Bedroom 2 is generous in size and is rear facing with carpets and bright wall décor. There is ample space for bedroom furniture and furnishings. Bedroom 2 benefits from modern-ensuite with shower and built-in wardrobe.

**BEDROOM 3**

Bedroom 3 is generous in size and is rear facing with carpets and bright wall décor. There is ample space for bedroom furniture and furnishings. Bedroom 2 benefits from modern-ensuite with shower and built-in wardrobe.

**BEDROOM 4**

Bedroom 4 is double in size and front facing with carpets and neutral wall décor. Bedroom 4 benefits from built-in wardrobe.

**BEDROOM 5**

Bedroom 5 is double in size and is front facing with carpets and neutral wall décor.

**BATHROOM**

The family bathroom has been designed and finished to a high standard and is generous in size with bath, WC, wash-hand basin and walk-in shower unit with thermostatic chrome shower. The flooring is Karndean and there is partial modern wall tiling and heated chrome towel rail.

#### EN-SUITE BATHROOM

The en-suite bathroom in the master bedroom has been designed and finished to a high standard and comprises bath, double walk-in shower unit, WC and wash-hand basin. The flooring is laminate and there is partial contemporary wall tiling.

#### EN-SUITE 2

The en-suite in bedroom 1 comprises walk-in shower, WC and wash-hand basin. The flooring is laminate, and the wall décor is neutral with modern tiled shower.

#### EN-SUITE 3

The en-suite in bedroom 2 comprises walk-in shower, WC and wash-hand basin. The flooring is laminate, and the wall décor is neutral with modern tiled shower.

#### WC

The WC is conveniently located on the ground floor and comprises WC and wash-hand basin. The flooring is Karndean and there is feature paper.

#### EXTERNAL

Externally, the property benefits from large mono-block triple driveway, front lawn and double integral garage with additional access from the utility room. The rear garden is generous in size and has been landscaped by the present owner to include a manicured section of artificial lawn and a section of stone slabs with cobbled edging offering a patio/seating area. The rear garden is enclosed by timber fencing with additional side access via timber gate. This is the perfect outdoor area for enjoying in the spring and summer months.

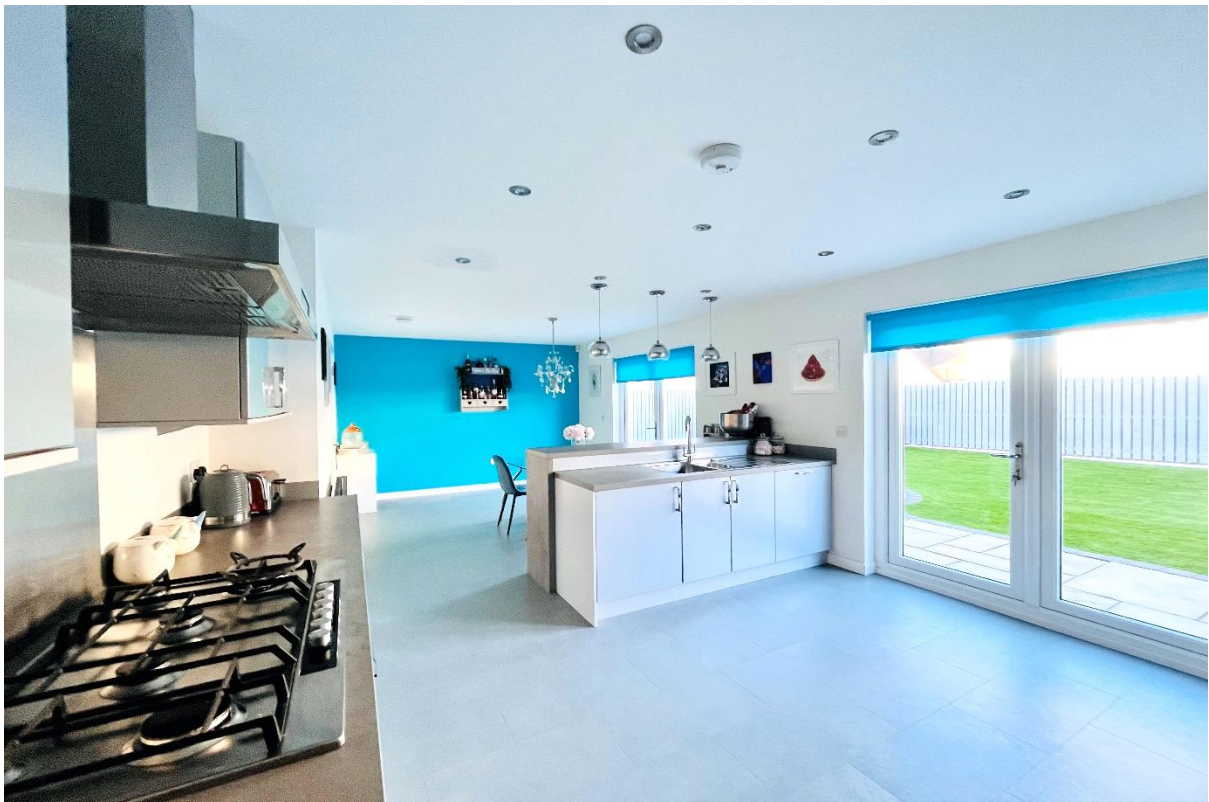
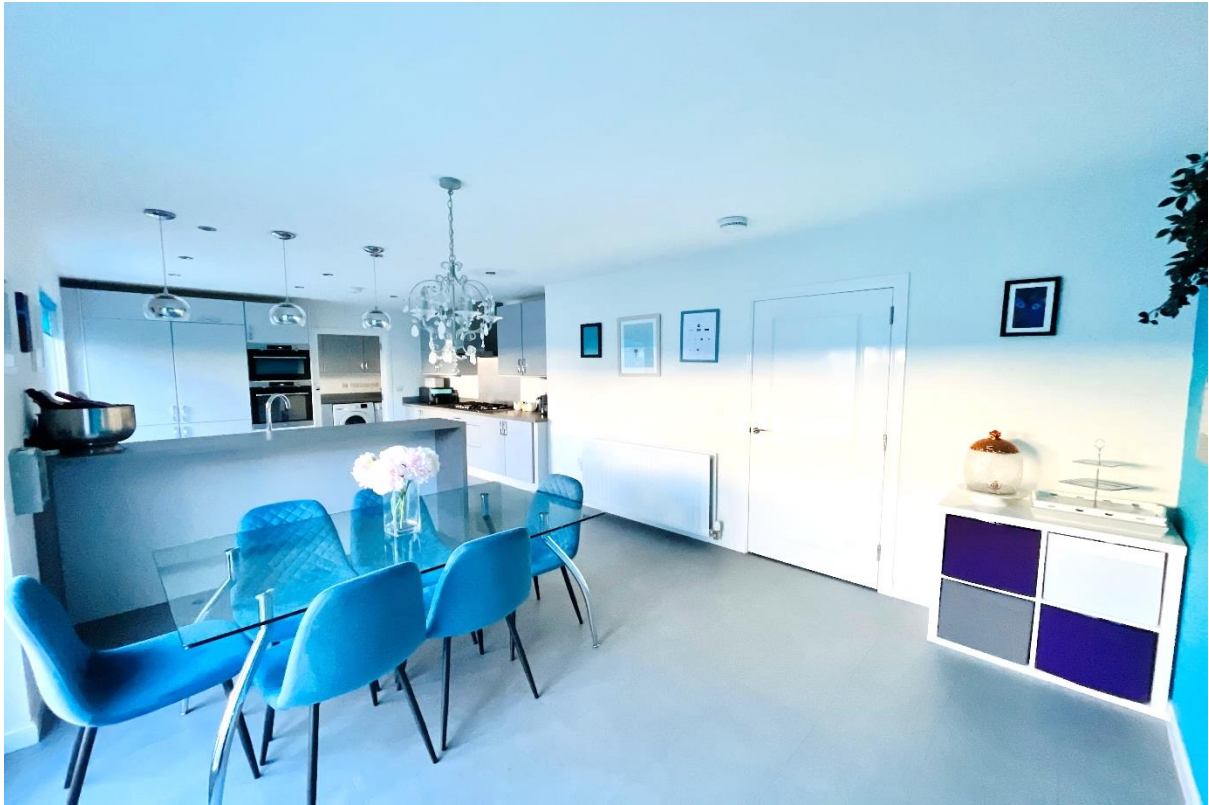
EPC Rating: B























































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Viewing: by appointment only

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