



**FOR SALE**

**2 Cedarwood Gardens, Bishopton, PA7 5HY**

01505 331114 | 36 High Street, Johnstone, PA5 8AH | [info@emmersonhomes.com](mailto:info@emmersonhomes.com)

01505 331114 | 36 High Street, Johnstone, PA5 8AH | [info@emmersonhomes.com](mailto:info@emmersonhomes.com)



## 2 Cedarwood Gardens, Bishopton, PA7 5HY

### Description

An immaculately presented first floor coach house within a two storey detached dwelling with open plan triple garage to the ground floor. Built by Stewart Milne as the show home and the sales offices below, this offers luxurious living to those looking for a stylish home that is easy to maintain. Located in the highly sought-after Dargavel Village development in Bishopton.

Comprising entrance hall with storage cupboard and door leading to the garages and stairs to the upper living area. The generous open plan lounge with dining area and fully fitted brand new kitchen with integrated fridge and freezer, hob, hood and oven. There is a generous storage cupboard in the inner hallway. The delightful double bedroom presents to the front. Finally, the stunning bathroom with white suite, heated towel rail, w/c, wash hand basin and mains rain fall shower.

This charming property offers modern living with tranquil surroundings, making it an ideal choice for those looking for a comfortable and convenient home. Early viewing is highly recommended to fully appreciate all that this property has to offer.

The garages were three sales offices and then converted back to an open plan area for cars, this space can be converted to host a bedroom, living area and en suite which several similar owners have done.

Further benefits include gas central heating, double glazing and parking area at the rear.

Renfrewshire Council, Tax Band C. (confirmed by vendor).

EPC Rating B.

Bishopton is a popular village to the north of Paisley, surrounded by peaceful woodland, but with a range of amenities conveniently located nearby. There are regular train services from Bishopton Train Station to Glasgow Central and Inverclyde. The area also benefits from easy access to the M8, which provides rapid connections for commuters throughout the central belt and beyond. Glasgow International Airport is also only four miles away. With a wealth of local walks and cycle paths, as well as the banks of the River Clyde close by, local attractions include Ingliston Country Club, Erskine Golf Club, Mar Hall Golf and Spa Resort.

We are your local estate agents based in the heart of Johnstone. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

### Room Measurements

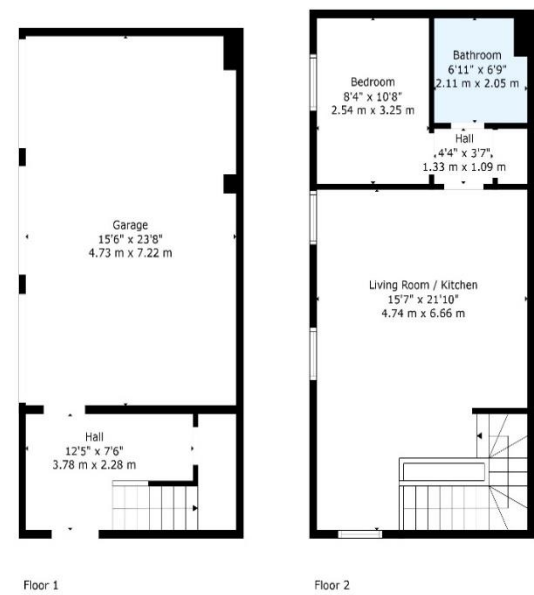
Entrance Hallway  
12'5" (3.78m) x 7'6" (2.29m)

Lounge, Dining Area & Kitchen  
15'7" (4.75m) x 21'10" (6.65m)

Bedroom  
8'4" (2.54m) x 10'8" (3.25m)

Bathroom  
6'11" (2.11m) x 6'9" (2.06m)

Garages  
15'6" (4.72m) x 23'8" (7.21m)



TOTAL: 629 sq. ft. 59 m<sup>2</sup>  
FLOOR 1: 117 sq. ft. 11 m<sup>2</sup> FLOOR 2: 512 sq. ft. 48 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 369 sq. ft. 34 m<sup>2</sup>  
Floor Plan Created By: Odessa App. Measurements Derived From: Tables But Not Guaranteed.



Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.