



**22 CRAIGMUIR DRIVE**  
BISHOPTON

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4 | BEDROOMS

3 | BATHROOMS

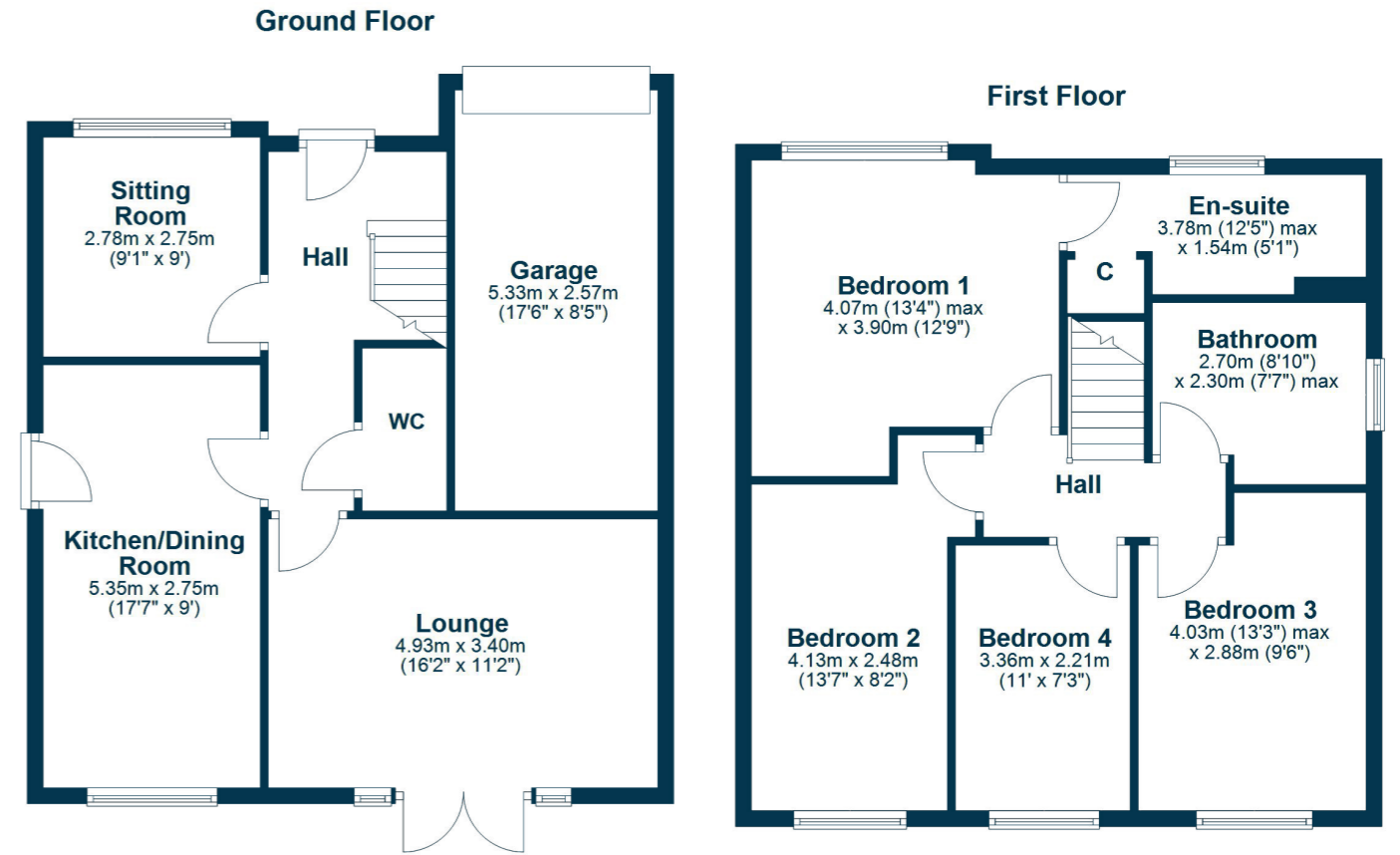
2 | PUBLIC ROOMS

**A charming modern four bedroom detached villa by Persimmon Homes offering well specified and presented family accommodation in this popular location.**

An impressive modern four bedroom detached villa positioned in private landscaped gardens within the popular Dargavel village development by Bishopton. The property is set within gardens which include a lawn area to the front and a gravel driveway providing off road parking and access to the single integral garage. The enclosed and level rear gardens feature a large terrace ideal for outside dining overlooking a lawn.

This modern home is presented in excellent decorative condition and benefits from a specification that includes a gas central heating system, an alarm system, double glazing, and plantation shutters to all external windows. The reception hallway has access to ground floor apartments including an under stair cloakroom WC and a broad stair leading to the upper floor. The spacious lounge extends along the rear elevation of the house with window formations and French doors leading to the landscaped rear gardens. There is a cozy sitting room with window formations to the front which could also be configured as a dining room. The Kitchen has an extensive range of modern fitted furniture with integral appliances and space for a casual dining table and chairs. On the first floor of the property there is a central hallway with access to the spacious main bedroom which has space for wardrobe storage and an ensuite shower room. There are two further double bedrooms and a single bedroom that is currently being used as a dressing room. The family bathroom has a stylish range of sanitary wear including a bath, a separate shower area, WC, and wash basin.





Bishopton is a popular village in West Renfrewshire with ongoing extensive development at Dargavel Village with the modern Dargavel primary school and local shops. The original village contains Bishopton primary school and secondary schooling can be found in nearby Erskine. Bishopton is also well placed for accessing Glasgow International Airport with direct access to the M8 motorway which allows for travel to neighboring towns as well as INTU Retail Park, Glasgow city centre and the A737 Howwood bypass which allows for travel to North Ayrshire. There are several local shops, Bishopton rugby club, and Erskine Golf Club.

**BW2508** | Sat Nav: 22 Craigmuir Drive, Bishopton, PA7 5GD

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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