



**9 ELIE DRIVE**

BISHOPTON

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**A fabulous four bedroom detached villa located to the back of Dargavel with quick walking access to Bishopton Village.**

This fabulous four bedroom detached family home by Persimmon Homes was completed in 2020, offering generous family accommodation over two levels, featuring an open plan kitchen and dining area and a separate utility suite.

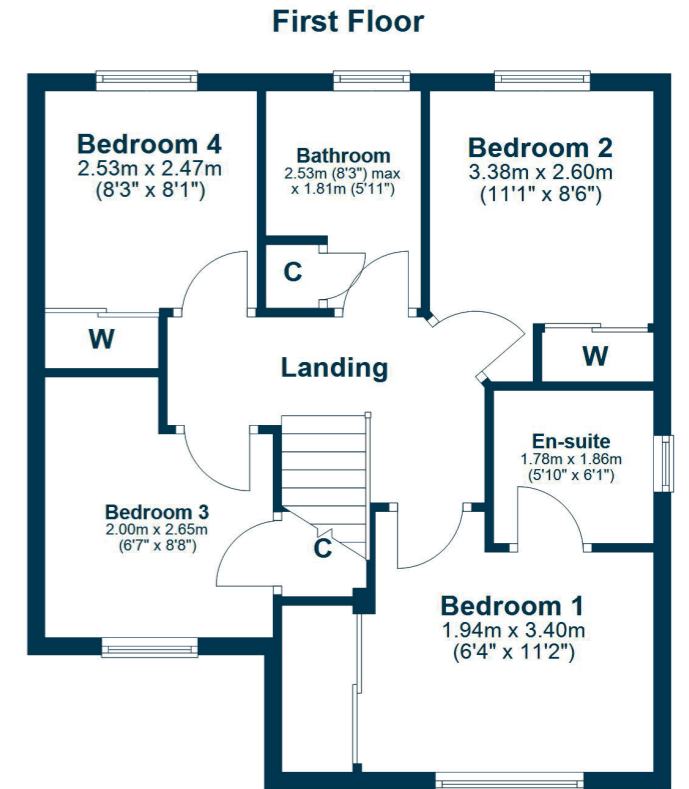
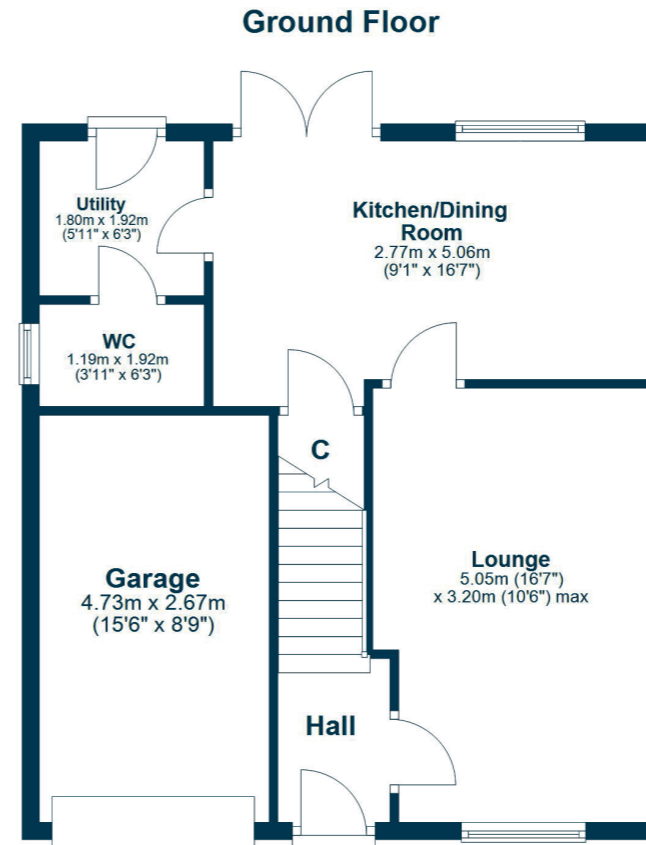
The accommodation comprises a reception hallway with a staircase to the upper level. There is a front facing lounge, while at the rear, the open plan kitchen diner is fitted with a range of bespoke base and wall mounted units, integrated appliances, French door access to the rear garden grounds. The utility suite has further base and wall mounted storage, a washing sink, and integrated washer and dryer, along with external access to the rear of the home.

The spacious landing on the upper level provides access to four bedrooms and the family bathroom. The principal bedroom boasts a three-piece ensuite shower room and sliding fitted wardrobes. Bedrooms two and three are set at the rear of the home and bedroom four to the front. The family bathroom is partially tiled and fitted with a three-piece suite, and linen closet.

This contemporary home is presented in lovely condition, providing a walk-in home for discerning buyers. Additional features include a security alarm system, a partially floored loft, a gas fired central heating system, and double glazing throughout.

Externally, the front of the property offers private parking for two vehicles leading to an integral single garage, ideal for storage and provides scope for conversion into an additional reception room. Gated entry to the side provides access to the rear garden. The rear garden is fully fenced for both security and privacy, there are two patio areas separated by laid lawn.





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.

**BW2575** | Sat Nav: 9 Elie Drive, Bishopton, PA7 5RD

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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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