



cochrandickie
ESTATE AGENCY

3 Niamh Court,
Inchinnan PA4 9QT

www.cochrandickie.co.uk







3 Niamh Court, Inchinnan PA4 9QT



Number Three Niamh Court is a very rare to the market modern detached villa built by Kier Homes in a very exclusive development of only seven homes within a cul de sac setting in the village of Inchinnan.

Tastefully and neutrally decorated the accommodation comprises of a broad entrance hallway, cloakroom with WC, breakfast kitchen with utility off, formal lounge with fireplace and living flame gas fire and a set of sliding patio doors leading to the level garden. There is a bay window home office to the front of the property completing the ground floor accommodation.



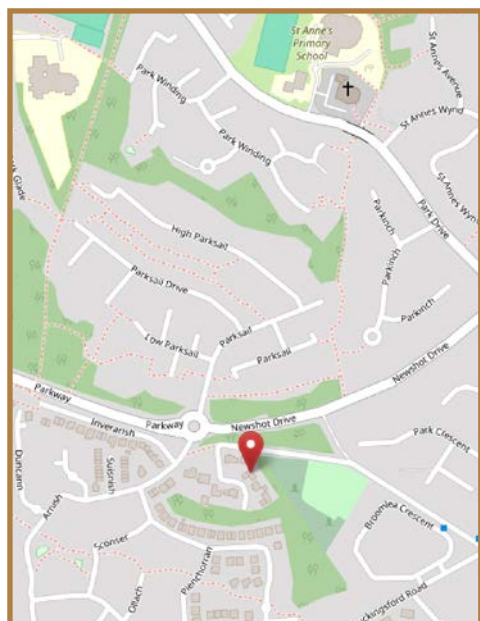
On the upper level there is a generous landing which accesses four double bedrooms and the house bathroom. There is a shower over the bath, WC and wash hand basin. The principal bedroom has a partially tiled en suite shower room. Each of the bedrooms have built in fitted wardrobes with the rear bedrooms having the benefit of a woodland outlook.

The property further benefits from gas central heating, double glazing and a monobloc driveway leading to the double garage that has electric up & over doors for convenience.

The garden to the rear is level and of excellent proportions bordered by timber fencing. There is both lawn and patio areas for alfresco dining, and enjoying much privacy, a rarity in a modern estate.

The village of Inchinnan offers local shopping, sports/ recreational facilities, primary schooling and good public transport facilities. The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other equestrian pursuits. There is good access to the Braehead shopping centre and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.





EPC rating

C

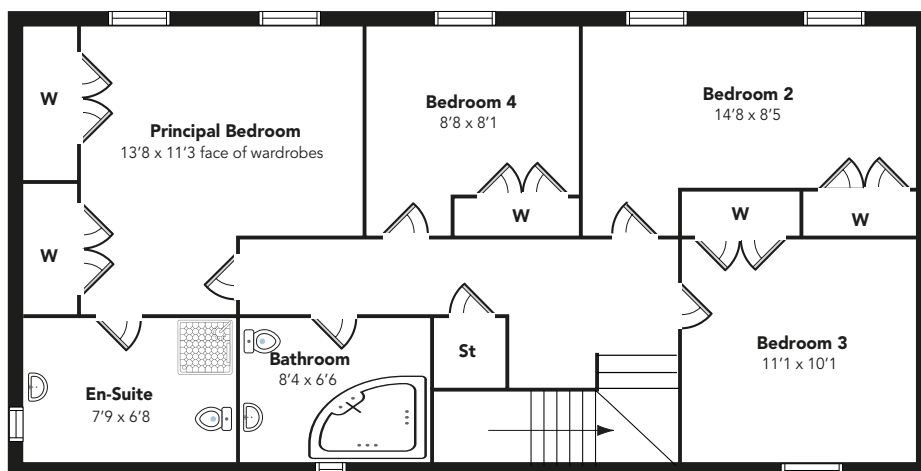
Office

Bridge of Weir

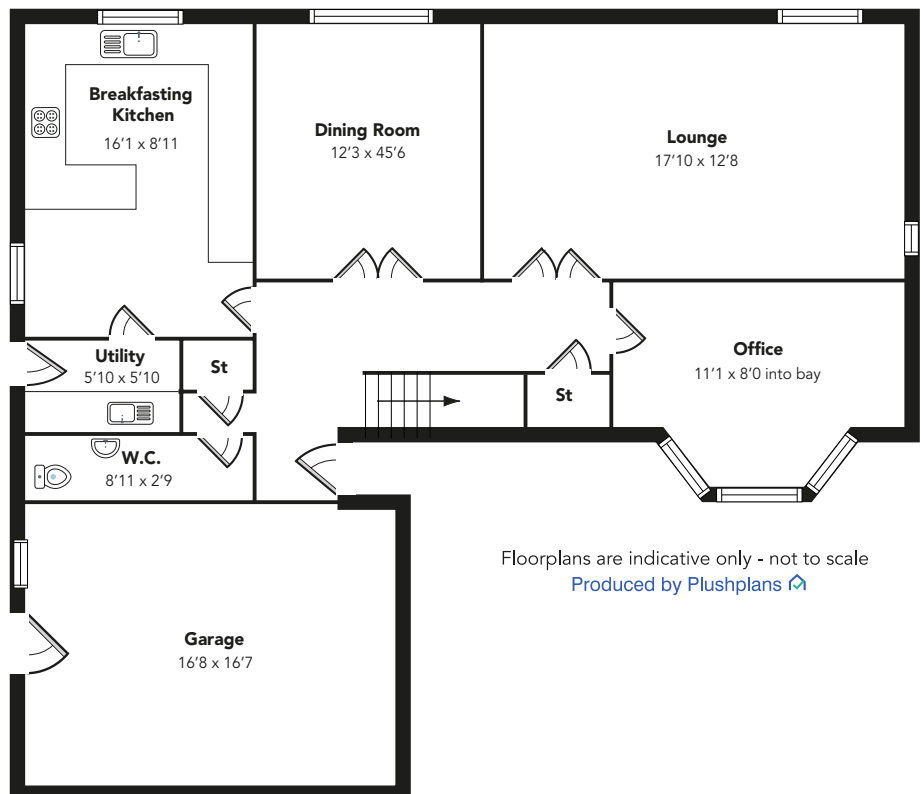
disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans 

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