



# Property Description

Immaculately presented, modern, three-bedroom, semi-detached family home, with a garden, a driveway and a garage. Located in a popular, family-friendly development in Bishopston.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

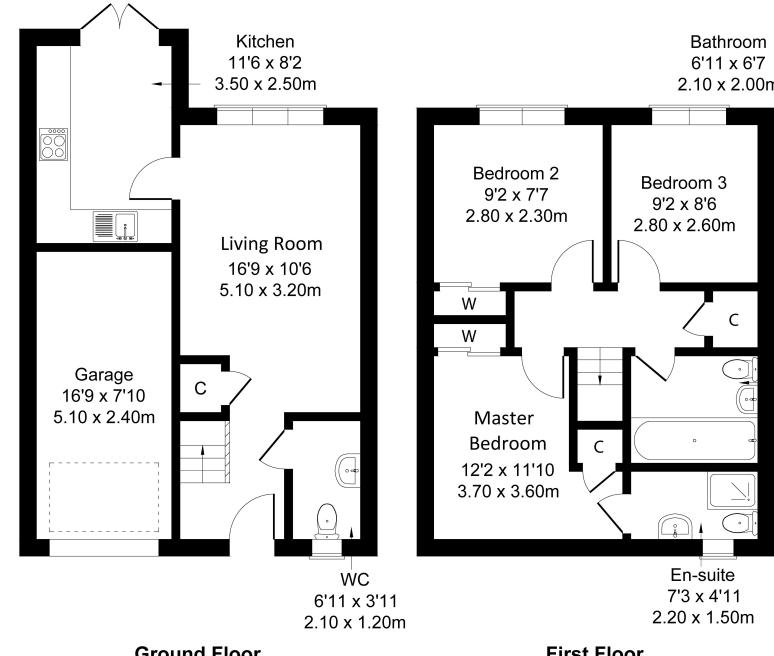
Highlights include a stylish, contemporary kitchen, modern bathroom suites and continuous wood-effect flooring on the ground floor. In ready-to-move-in condition, there is gas central heating, double glazing and light, tasteful decor throughout.

Externally, there is a mono-blocked driveway and a single garage to the front, whilst an enclosed rear garden features a wide, paved patio, a children's play area and a practical, synthetic turf lawn.

A light, airy entrance hall, with a WC, leads into a well-presented living room, set to the rear. Finished with modern, wood-effect flooring and including built-in storage, the living room offers a flexible floorplan, with space for a dining table, and chairs. Directly accessed from here, a kitchen is fitted with contemporary, gloss-white units, wood-effect worktops, splashback tiling and a sink with a drainer. Appliances include an integrated double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. The kitchen opens onto the garden, via a set of French doors.

Upstairs, a landing, with storage, leads to the home's three bedrooms, all tastefully presented and carpeted for comfort. The front-facing master bedroom includes integrated cupboard and wardrobe storage and enjoys its own modern en-suite shower room. The two remaining, flexible bedrooms (one with wardrobe storage) benefit from rear garden views. Completing the accommodation, a good-sized family bathroom comprises a white, three-piece suite, a shower-over-bath, a chrome ladder-style radiator and splash wall tiling.

**15 Barmore Wynd, Bishopston, PA7 5QY**  
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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Bishopton is a popular village to the north of Paisley, surrounded by peaceful woodland, but with a range of amenities conveniently located nearby. With an excellent train service running from Bishopton rail station, 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, the Blantyre Monument and Mar Hall Golf and Spa Resort. For schooling, the area is well served by Bishopton Primary School and Dargavel Primary School, with secondary schooling available at Park Mains High School in Erskine.





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