



**Glenluce Drive, Bishopton, Bishopton, PA7**

Offers Over £485,000

| 5 Bed | 4 Bath | 2 Reception

**Newdoor**  
Estate Agent

Offers Over £485,000

Freehold

- Enjoy open plan living and entertaining in the 27ft kitchen/dining/family space
- Walk to local shops, café and woodland walks within minutes
- Flexible 5 double bedrooms – perfect for home office or guest room
- Easy commuting with Bishopston train station and M8 close by

EPC Rating B

- Morning coffee with French doors open to the south facing garden
- Two en-suites ideal for busy family mornings
- Drive straight into your double garage with electric doors
- Space to grow – planning approved for garden room

Council Tax Band G

This beautifully upgraded five-bedroom detached home is set within the highly sought-after Dargavel Village and is presented in true walk-in condition.

The ground floor features a welcoming entrance hall with WC, a front-facing lounge with feature fireplace, and an impressive full-width kitchen, dining and family room with French doors to the garden. The kitchen is fitted with shaker-style units, integrated appliances, breakfast bar, and a useful understairs cupboard, with a utility room providing access to both the garage and garden.

Upstairs, five double bedrooms are accessed from a bright landing. The main bedroom includes a walk-in wardrobe, Juliet balcony, and en-suite, while bedroom two also benefits from fitted wardrobes and an en-suite. Bedroom three features a Juliet balcony, and the family bathroom is finished with a vanity unit.

Externally, the home occupies a corner plot with a monobloc driveway, double garage with electric doors, and a fully enclosed south-facing rear garden with lawn and patio. Planning permission has been approved for a garden room off the dining area.







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
1998 ft<sup>2</sup>  
185.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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