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ESTATE AGENCY

5 Niamh Court,  
Inchinnan PA4 9QT

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# 5 Niamh Court,

Inchinnan PA4 9QT



Number Five 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 an entrance hallway, cloakroom with WC, breakfast kitchen with utility and access to the fabulous conservatory, formal lounge with limestone fireplace and a further set of doors that lead to the conservatory allowing free flowing space between here and kitchen. There is a playroom to the front of the property that can be a flexible room should you not require to use it as is.

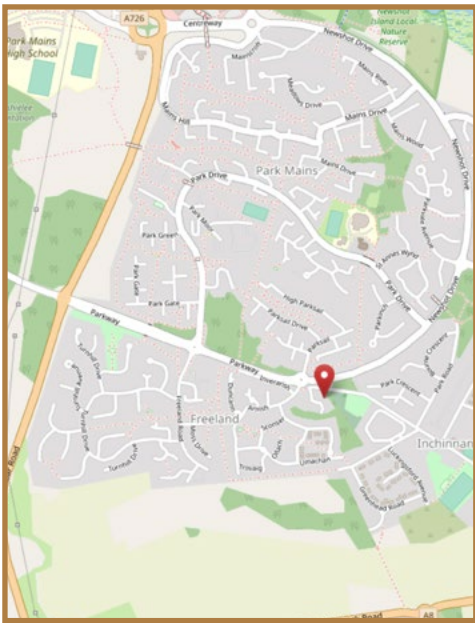
On the upper level there is a generous landing which accesses four double bedrooms and the house bathroom. The bathroom has a bath, separate shower, WC and wash hand basin. The principal bedroom has a fully tiled en suite shower room. Each of the bedroom have built in fitted wardrobes with the rear bedrooms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

The property further benefits from gas central heating, double glazing and a monobloc driveway leading to the double garage.

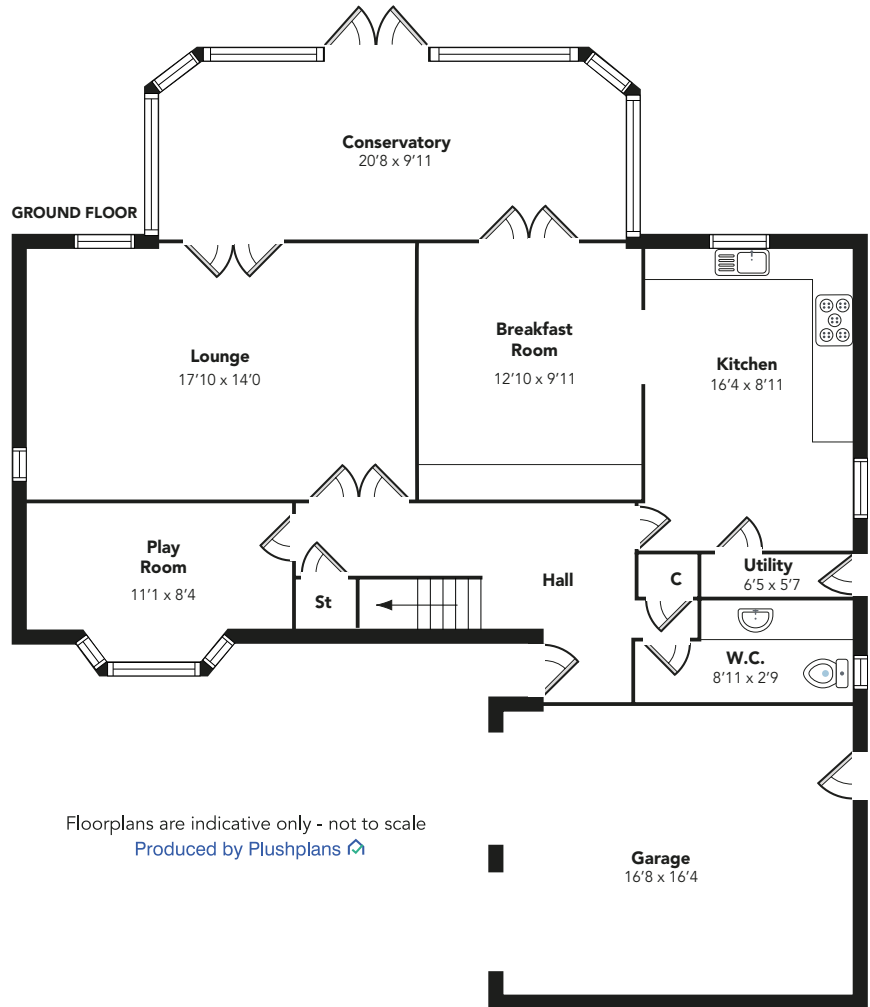
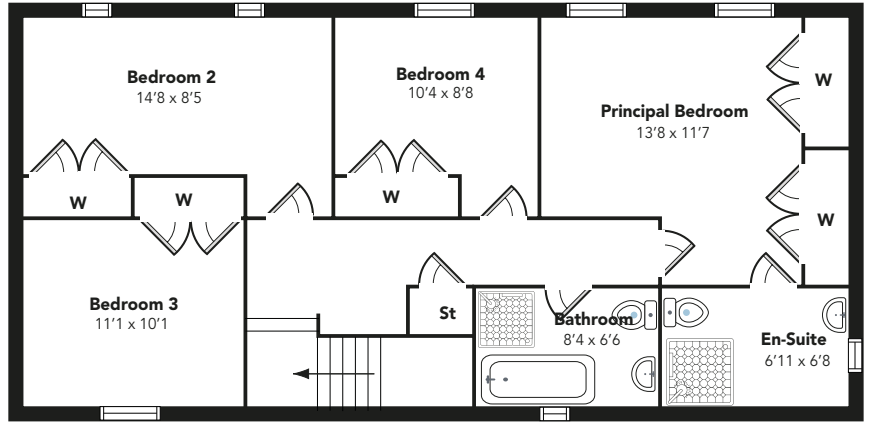
The gardens have been beautifully landscaped and have well stocked borders with mature plants. There is both lawn and timber deck, patio all bordered by timber fencing and woodland.

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.





**FIRST FLOOR**



Floorplans are indicative only - not to scale  
 Produced by Plushplans

EPC rating  
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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.

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