

55 Rashieburn

ERSKINE, RENFREWSHIRE, PA8 6DU



*A TASTEFULLY DECORATED TWO
BEDROOM MID-TERRACED VILLA*



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We are delighted to bring to the market this striking two-bedroom property, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located to the rear of the property and is flooded with natural light. The recently fitted kitchen/diner has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances and plumbed space for free-standing appliances.



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Journeying up to the first-floor level, the crisp and contemporary styling continues. You will discover two bright and airy bedrooms. Both of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.





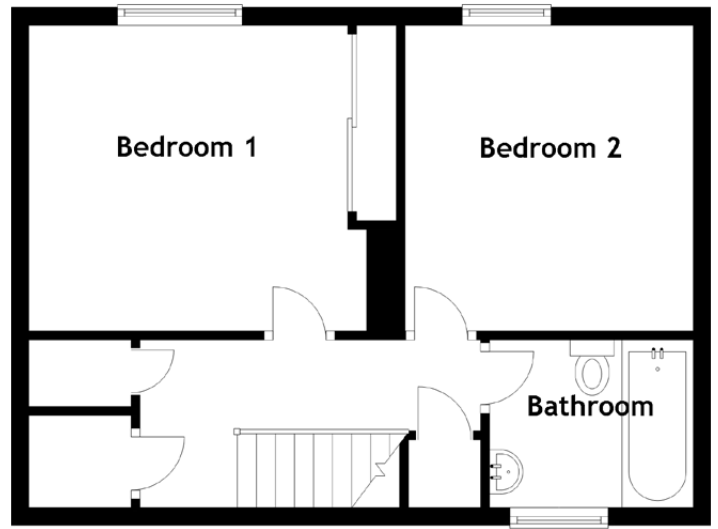
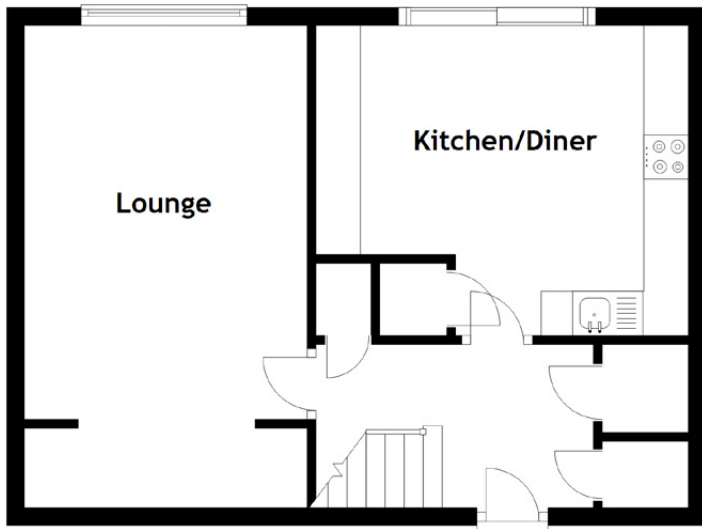
Bedroom 1





Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge 5.45m (17'10") x 3.20m (10'6")
 Kitchen/Diner 4.20m (13'10") x 3.50m (11'6")
 Bedroom 1 3.85m (12'8") x 3.45m (11'4")
 Bedroom 2 3.45m (11'4") x 3.25m (10'8")

Bathroom 2.30m (7'7") x 1.89m (6'3")
 Gross internal floor area (m²): 80m²
 EPC Rating: D

Floor Plan



Externally the property has private front and rear gardens. The rear garden is fully enclosed, providing a safe environment for children and its also a real sun trap in the summer months. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.



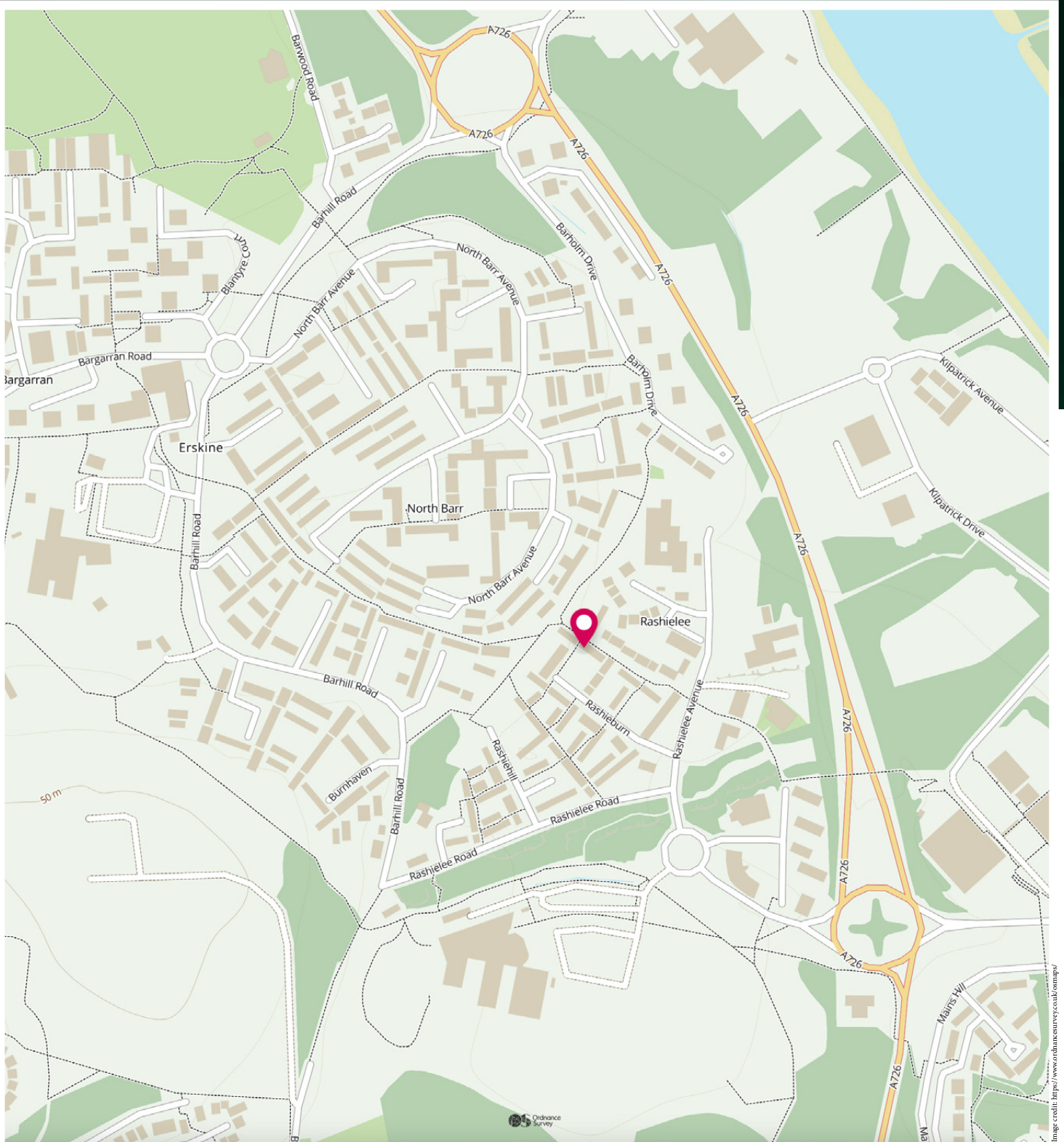


This fantastic property is situated in a popular pocket of Erskine and is within close proximity of the Clyde and is conveniently located in a quiet and established area, which is ideal for a wide range of local amenities, including Bridgewater Shopping Centre, Post Office, doctors, swimming pool and leisure centre. Excellent primary schools are close by, with secondary schooling also available a short distance away.

Erskine and the surrounding area cater for a wide range of sport/leisure activities, including fishing, golf, tennis, and equestrian pursuits. The Marr Hall Hotel is situated close by and offers superb leisure, spa and golfing activities. The Erskine Golf Club boasts stunning views and is also close to the property. Equestrian pursuits can also be found at Ingleston in Bishopton where the facilities are second to none as well as a fine restaurant.

Rashieburn is also well positioned for commuters, the M898 links to the M8 motorway, which then allows access to Glasgow International Airport, Braehead Retail Park, Glasgow city centre (within 20/25 minutes) and all other destinations including North Ayrshire via the A737(Howwood By-pass) Alternatively, crossing the Erskine Bridge provides access North of the river to Dumbarton, Helensburgh and the West End of Glasgow.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
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Designer

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