



## ELLE MARIE PROPERTY

**PROPERTY ADDRESS: 1 ROSSLAND PLACE, BISHOPTON, PA7 5AN**



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ELLE MARIE PROPERTY is pleased to present to the market this rarely available 2 bedroom ground floor flat located in the desirable village of Bishopton. Ideally located in the village, a short walk to the train station and easy access to the M8, the property offers flexible living space and is ideal for a range of buyers. Early viewing is advised. The property comprises:-

**ENTRANCE HALL**

The entrance hall is bright and welcoming with carpets and neutral wall décor.

**LOUNGE**

The Lounge is generous in size with carpets and neutral wall décor. There is ample space for furniture and furnishings. There is a large bay fronted window in the lounge providing good natural light.

**KITCHEN**

The kitchen is bright with a range of modern gloss wall and floor units. There is an electric built in oven and gas hob with extractor chimney. There is ample space for appliances.

**BEDROOM 1:**

Bedroom 1 is double in size with carpets and warm wall décor.

**BEDROOM 2:**

Bedroom 2 is double in size with carpets and warm décor.

**BATHROOM:**

The bathroom comprises walk-in shower cubicle, WC, and wash-hand basin shower. The flooring is vinyl and the walls are fully tiled.

EPC Rating: D

Dimensions:

Lounge: 13'7" x 15'9" @ widest point

Kitchen: 8'4"x11

Bedroom 1: 10'7"x12'

Bedroom 2: 10'8"x10'1"

Bathroom: 7'x4'9"















Viewing: by appointment only

Contact: Louise Kane 0141 392 0508 - 07807412153

e-mail: [louise@ellemarieproperty.co.uk](mailto:louise@ellemarieproperty.co.uk)

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