



## 35 Rashiewood, Erskine, PA8 6ES

Offers over £234,995



**\*\*Highly sought after THREE bedroom semi-detached property\*\*** This seldom available property is set within the popular location of Erskine and within close proximity of a host of local amenities and services. This property is presented to market in walk-in condition and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 35 Rashiewood, situated within a quiet cul-de-sac in the highly sought after Erskine area. This splendid THREE-bedroom semi-detached property has been beautifully decorated throughout and offers an excellent level of accommodation.

To the front, the property benefits from a mono-bloc driveway with parking for two cars. The modern front door leads first to the welcoming entrance vestibule. To the side of this, a convenient cloakroom is available with high gloss panelling, wash hand basin and W.C. The lounge is generous in size and benefits from feature panelling and large windows flooding this room with an abundance of natural sunlight. The open plan kitchen and dining room boasts patio door access to the rear garden, creating a bright and open atmosphere.

The kitchen hosts an array of high gloss wall and base mounted units paired with contrasting worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances including fridge - freezer, hob, oven and extractor, with ample space available for the required free-standing appliances.

The upper floor benefits from three well-proportioned bedrooms, all of which are neutrally decorated and benefit from in-built storage facilities. Completing this floor, is a family bathroom with attractive wet-wall panelling and consisting of shower over bath, vanity unit and W.C. The attic of this property has been converted to create a valuable additional space, flexible for a variety of uses.

Patio doors from the dining area provide access to the private, fully enclosed rear garden. Designed to be low maintenance with mainly paving, creating a safe and secure space for children and pets alike.

Ideally situated within a short distance of sought after early learning centres and primary/secondary schooling, this property is sure to also appeal to families with children of various ages. A host of other local amenities are close by, including Braehead Shopping Centre and Glasgow Airport, as are Bishopston train station and main bus services, providing transport links to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

- Lounge - 4.83m x 4.82m
- Kitchen - 2.21m x 3.05m
- Dining Room - 2.51m x 3.05m
- Bedroom One - 3.63m x 2.60m
- Bedroom Two - 2.12m x 3.04m
- Bedroom Three - 2.80m x 3.21m
- Attic - 4.74m x 2.98m
- Bathroom - 1.93m x 1.70m
- Cloakroom - 1.46m x 0.82m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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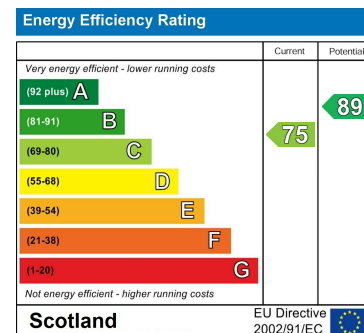
## Area Map



## Floor Plans



## Energy Efficiency Graph



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