



## 2 Darroch Drive, Erskine, PA8 6BD

Offers over £144,995



**\*\*Splendid THREE Bedroom mid-terrace property in the highly sought after Erskine area\*\*** This beautifully decorated home is set within a row of traditional terraced properties and is located within walking distance of host of local amenities. With HD property tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 2 Darroch Drive, situated within the highly sought-after Erskine area. This splendid THREE-bedroom mid-terraced home benefits from generous dimensions throughout creating an ideal family home.

To the front of the property, ample on street parking and communal greenspace is available. A modern uPVC door leads into the welcoming reception hallway which leads to all rooms within the property. The neutrally decorated lounge is the perfect space for relaxation. With large window overlooking the rear garden and glass panel door, this room is overflowing with natural sunlight. The fitted kitchen hosts an array of white wall and base mounted units paired with laminate worktops, creating a modern and efficient workspace. Adequate space is available for a compact dining table and free-standing appliances. With a large window overlooking greenspace, this is a truly lovely space.

On the upper level, there are three generously proportioned bedrooms with the master bedroom also benefitting from convenient mirrored storage. The loft area has been partially floored to provide additional storage facilities. Completing this floor, the fully tiled family bathroom comprises of a bathtub with shower over, wash hand basin and W.C.

The easily maintained rear garden benefits from a substantial storage shed and has been designed to be low maintenance, creating a safe environment 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 Bishopton 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

- Living Room - 5.02m x 3.95m
- Kitchen - 4.27m x 3.00m
- Bedroom One - 3.44m x 2.91m
- Bedroom Two - 3.99m x 2.60m
- Bedroom Three - 2.95m x 2.32m
- Bathroom - 1.99m x 1.72m

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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ  
Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>

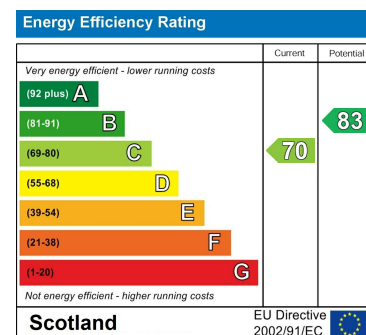
## Area Map



## Floor Plans



## Energy Efficiency Graph



Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ  
Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>