

Flat 1/2, 43 Elie Drive

BISHOPTON, RENFREWSHIRE, PA7 5RD



Walk-in condition two-bedroom flat with modern kitchen, stylish bathroom and principal en suite, set within a sought-after cul-de-sac in Dargavel Village



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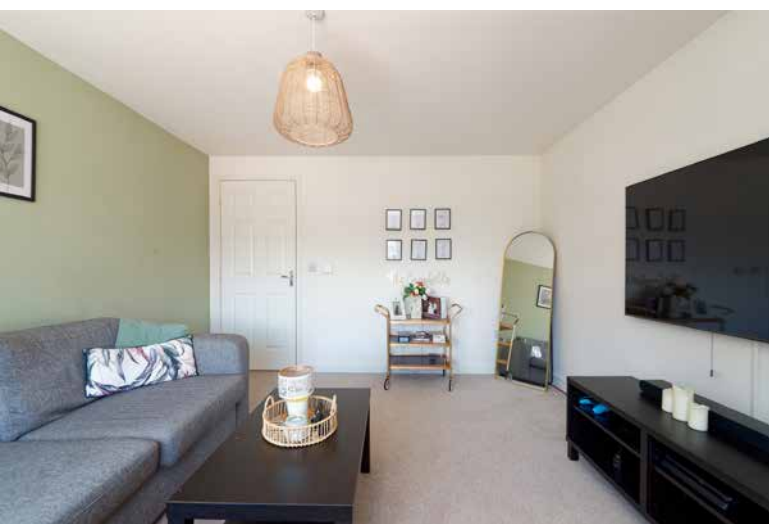
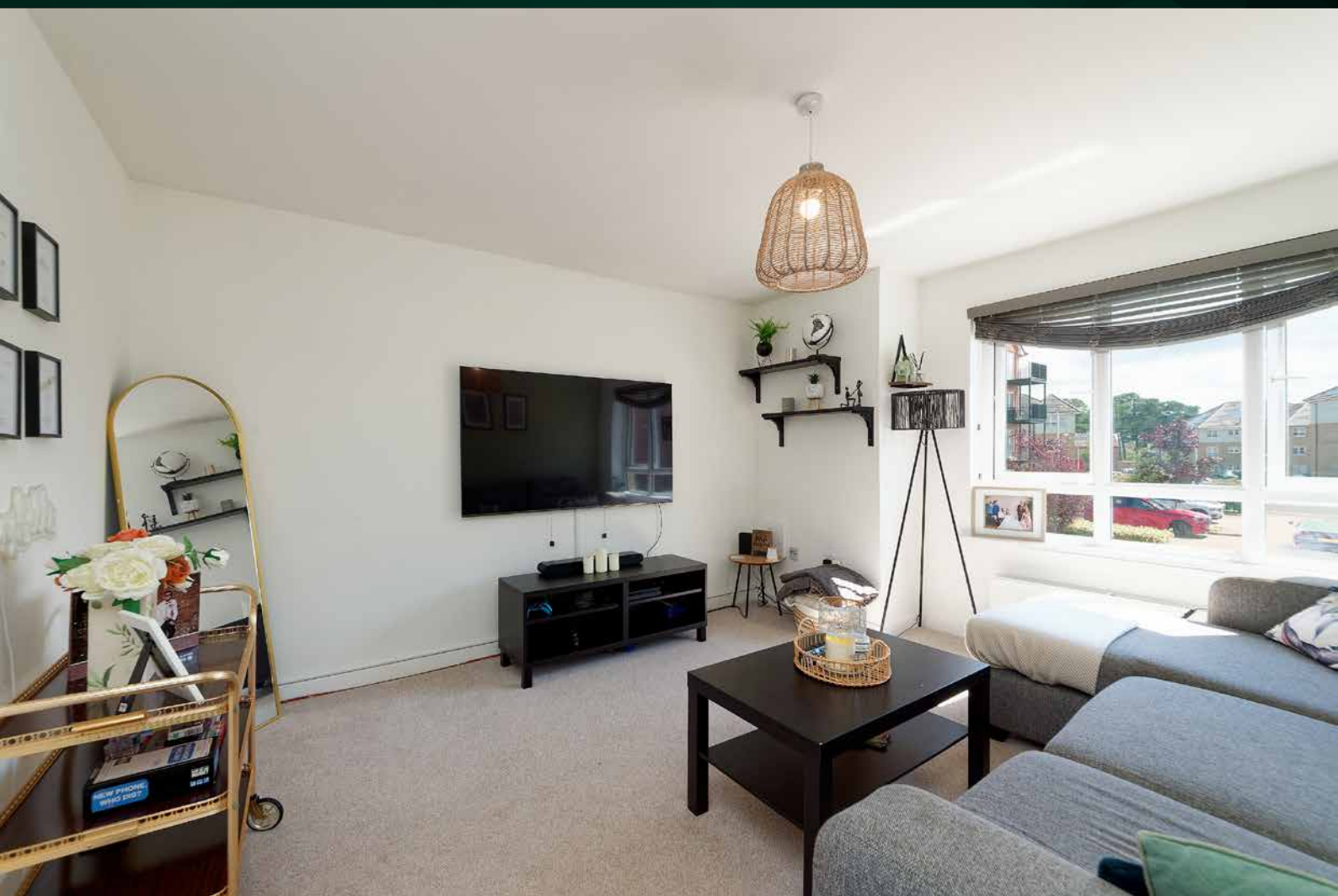
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McEwan Fraser Legal is delighted to present Flat 1/2, 43 Elie Drive, a spacious two-bedroom flat set within a peaceful and highly desirable pocket of Dargavel Village. This impressive home offers flexible accommodation, a modern kitchen, generous bedrooms including a principal en suite, and a stylish bathroom. The property will appeal to a wide range of buyers, particularly first-time buyers and professionals.

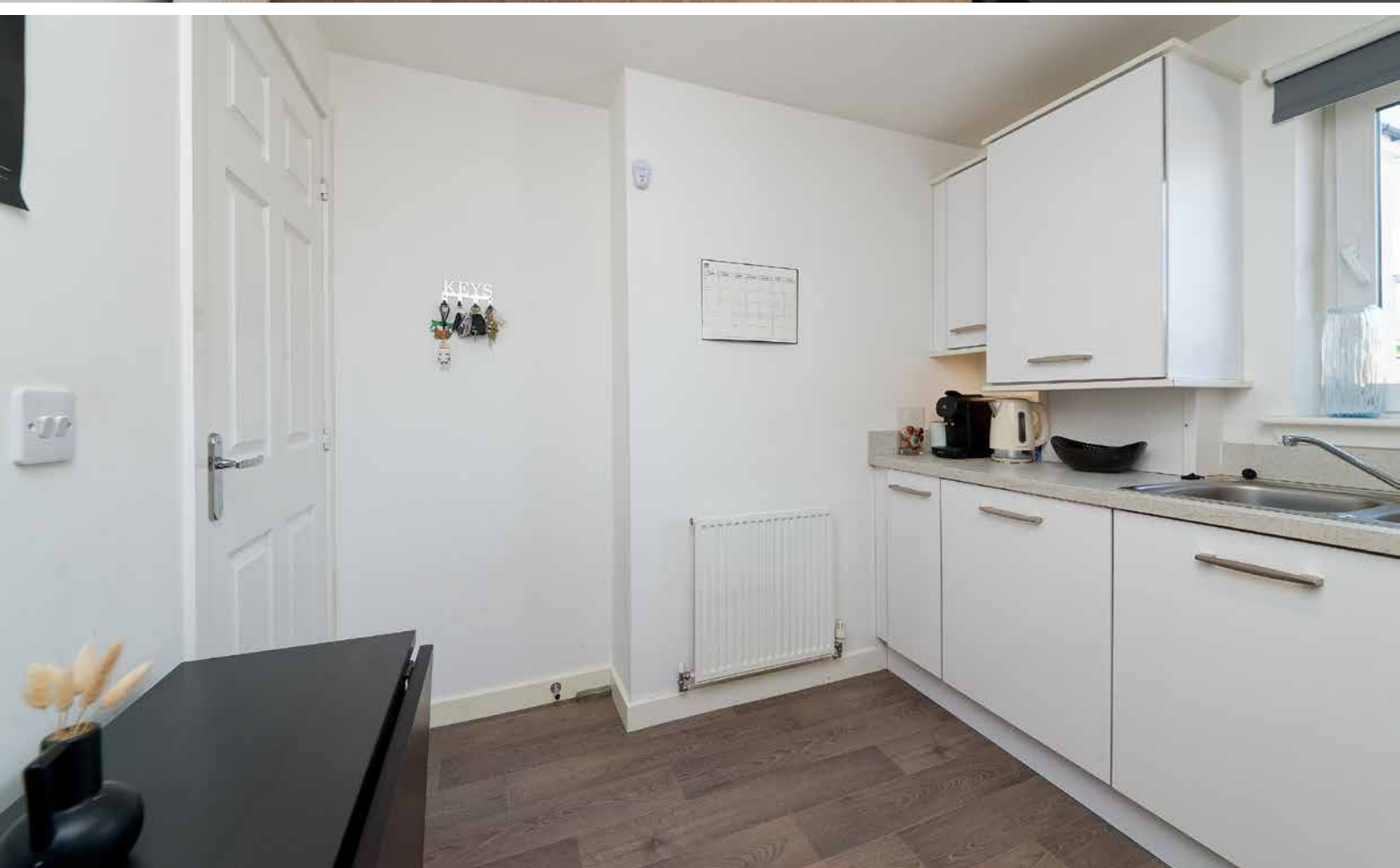
On entering the property, you are welcomed into a bright and spacious hallway which provides access to all rooms. To the front, there are two well-proportioned double bedrooms, while the main living areas are positioned to the rear.

THE LOUNGE



The lounge is a warm and inviting space, filled with natural light from large windows. Neutral décor and a modern finish create a comfortable setting, ready for a new owner to make their own. The kitchen is a standout feature, fitted with modern units and laid out in a practical L-shape, offering excellent worktop space and storage. It includes integrated appliances, a gas cooker and ample room for a small dining area, making it ideal for both everyday living and entertaining.

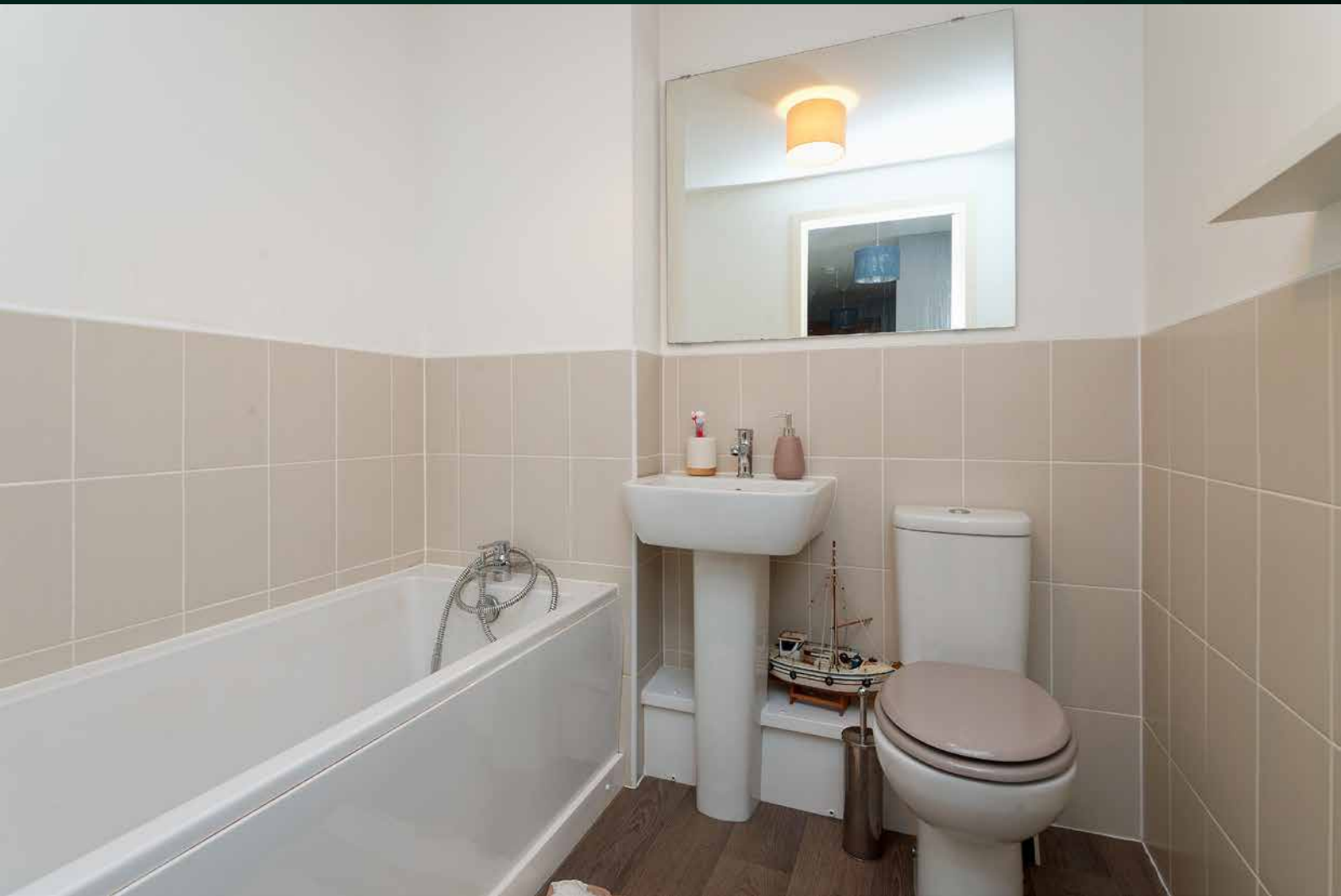
THE KITCHEN



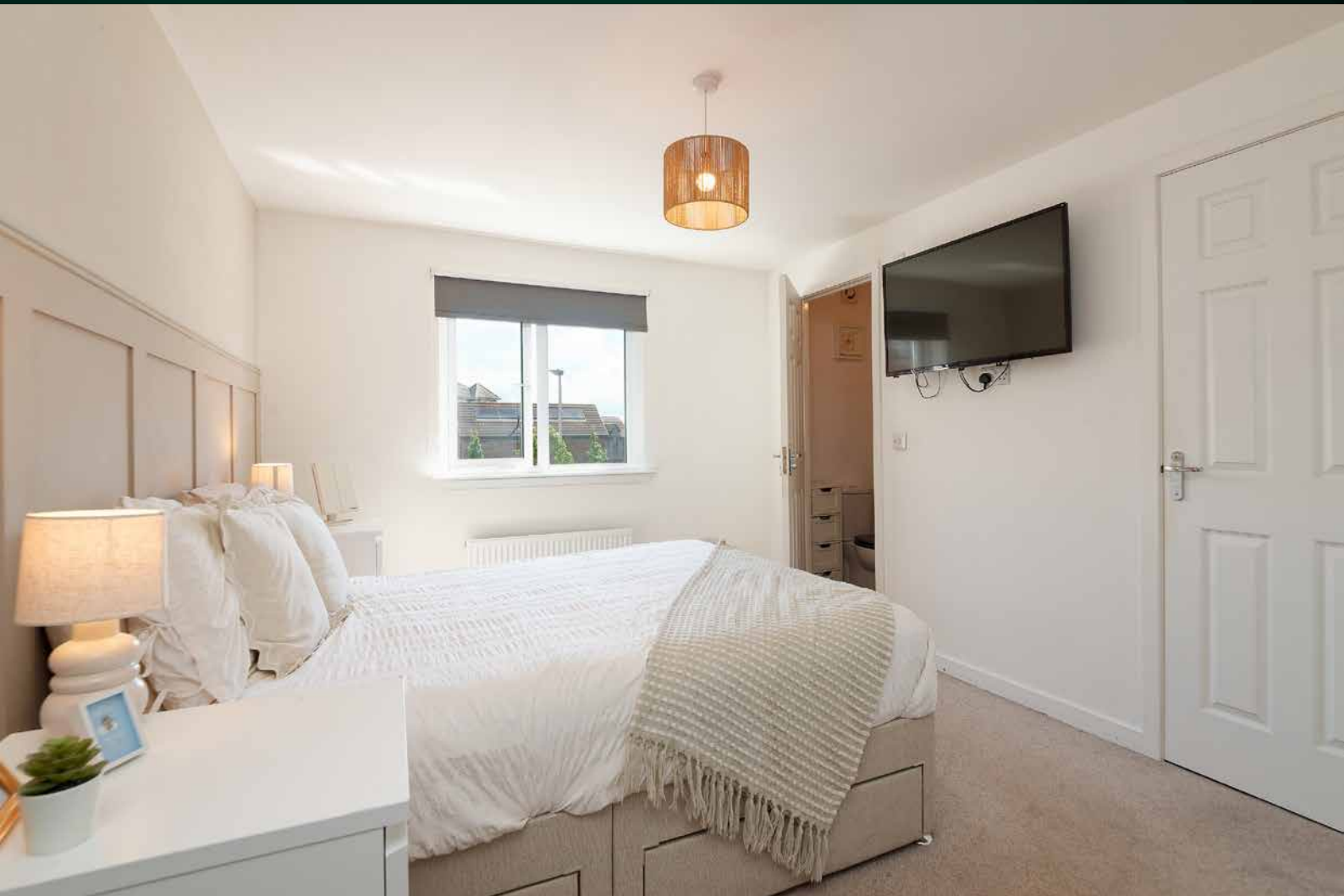


The principal bedroom is generously sized and tastefully finished, featuring panelled walls, a built-in wardrobe, and further benefits from a stylish en-suite with shower, basin and WC. The second bedroom is also a good-sized double and is currently utilised as a home office, highlighting its versatility. The main bathroom completes the accommodation and is finished in neutral tones, comprising a bath with overhead shower, basin and WC.

THE BATHROOM



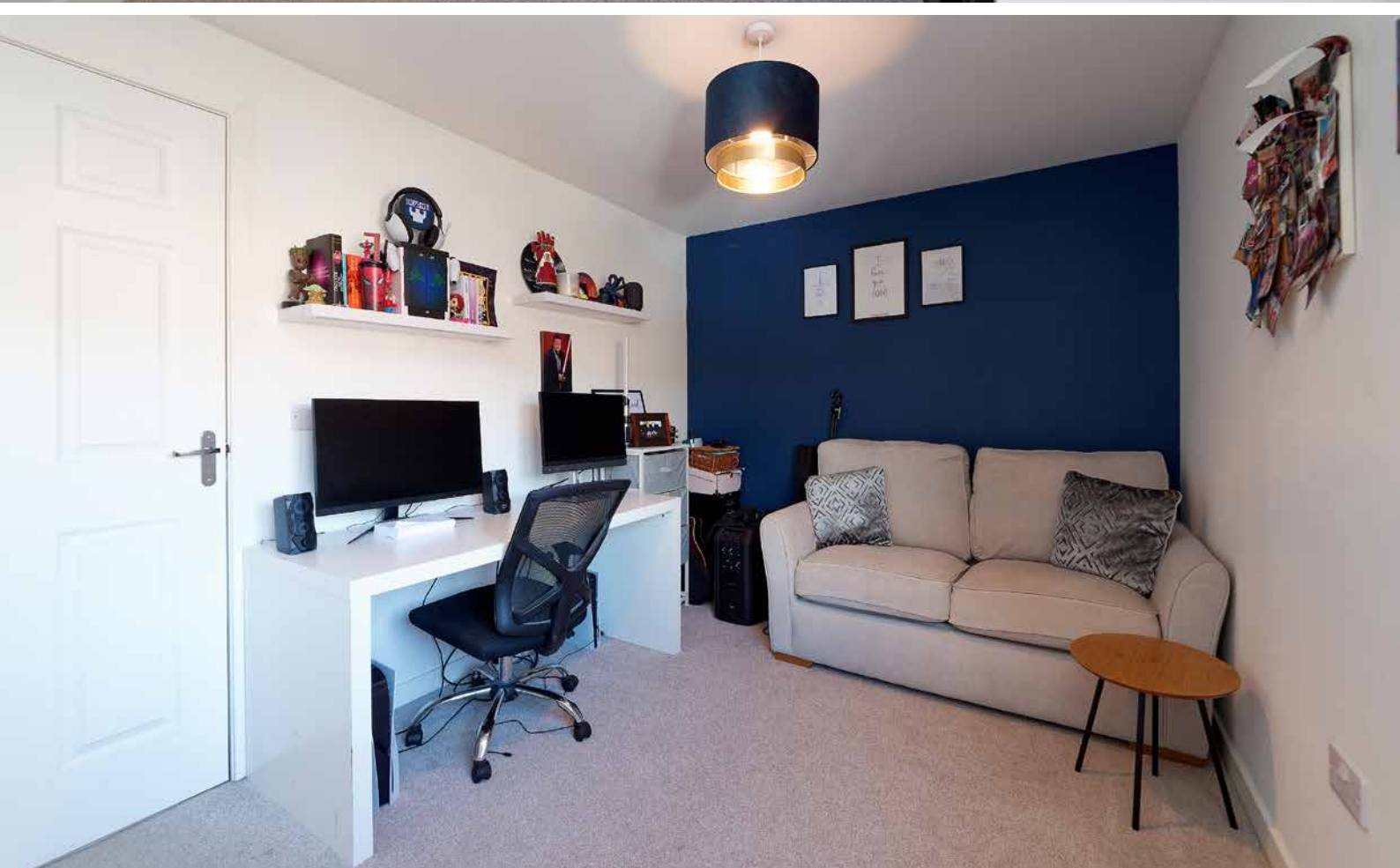
BEDROOM 1



featuring panelled walls, a built-in wardrobe,
and further benefits from a stylish en-suite



BEDROOM 2



Externally, the property benefits from private residents' parking and well-maintained communal grounds. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this home offers.

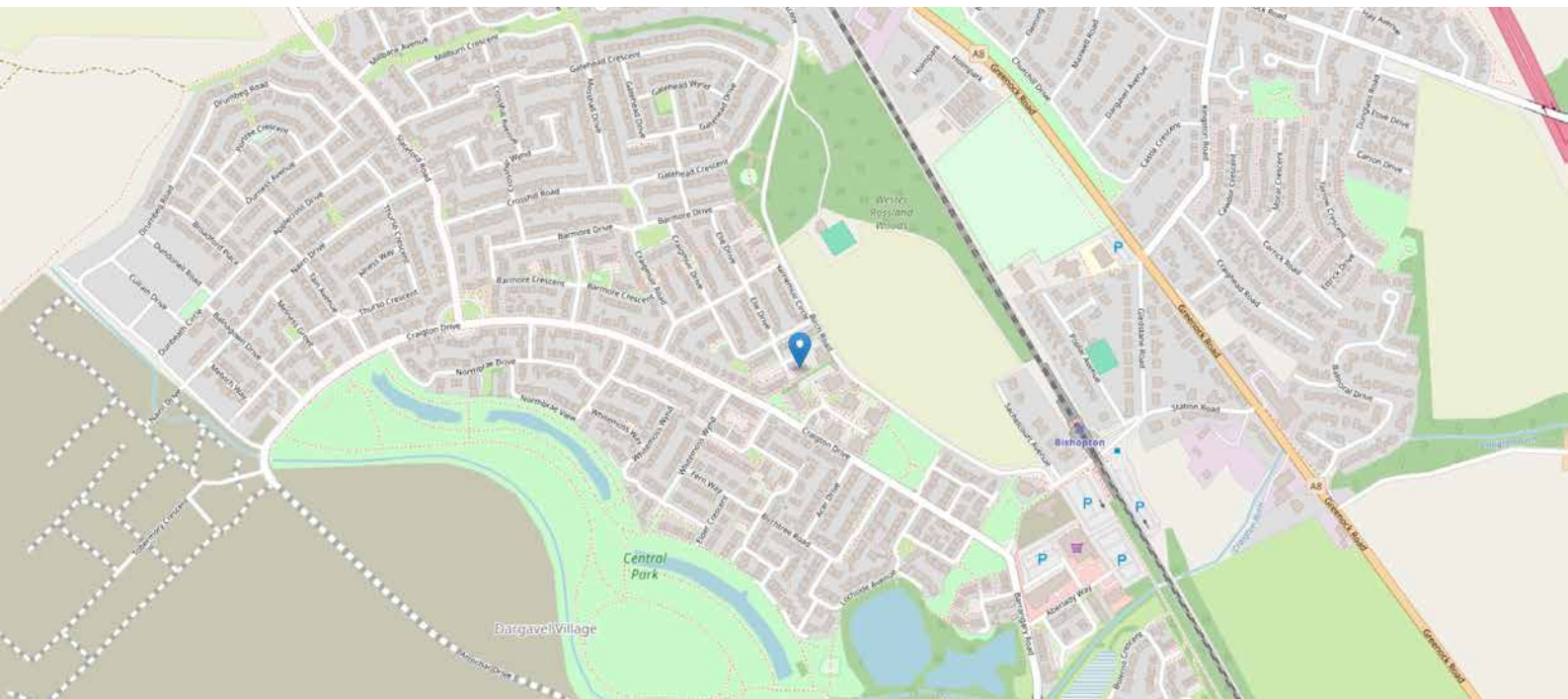
EXTERNALS



This floor plan shows a 3-bedroom house with a lounge, kitchen, bathroom, and ensuite. The layout includes a central hallway connecting the rooms. The rooms are labeled with their names and dimensions in both metric and imperial units.

Room	Dimensions (Metric)	Dimensions (Imperial)
Bedroom 1	3.15 x 4.15m	10'4" x 13'7"
Bedroom 2	3.90 x 2.70m	12'10" x 8'10"
Bedroom 3	3.15 x 2.70m	10'4" x 8'10"
Lounge	3.60 x 4.15m	11'10" x 13'7"
Kitchen	3.20 x 2.70m	10'6" x 8'10"
Bathroom	2.00 x 2.00m	6'7" x 6'7"
Ensuite	1.20 x 2.30m	3'11" x 7'6"

Gross internal floor area (m²): 66m² | EPC Rating: B



THE LOCATION

Elie Drive is ideally positioned within Dargavel Village, one of Renfrewshire's most sought-after modern developments. The area is particularly popular with commuters, with Bishopton Train Station providing regular services to Glasgow Central, while the M8 motorway network is easily accessible for travel across the Central Belt.

The development itself offers a range of local amenities including shops, cafés and leisure facilities, along with Dargavel Primary School. The wider Bishopton area provides additional amenities including a community centre, library, and various sports clubs.

The location also benefits from close proximity to the Erskine Bridge, offering access to the northwest of Glasgow and Loch Lomond and The Trossachs National Park. With a strong sense of community and excellent transport links, this is an ideal place to call home.



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