



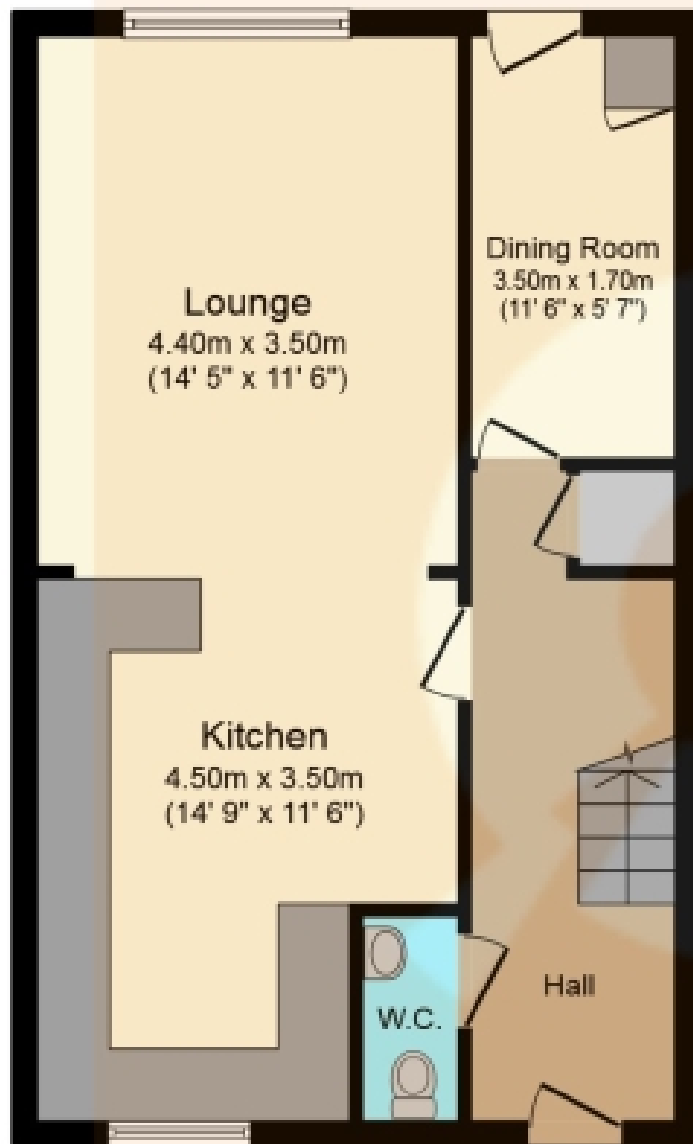
**57 Rashieburn, Erskine**

**Offers Over £149,995**

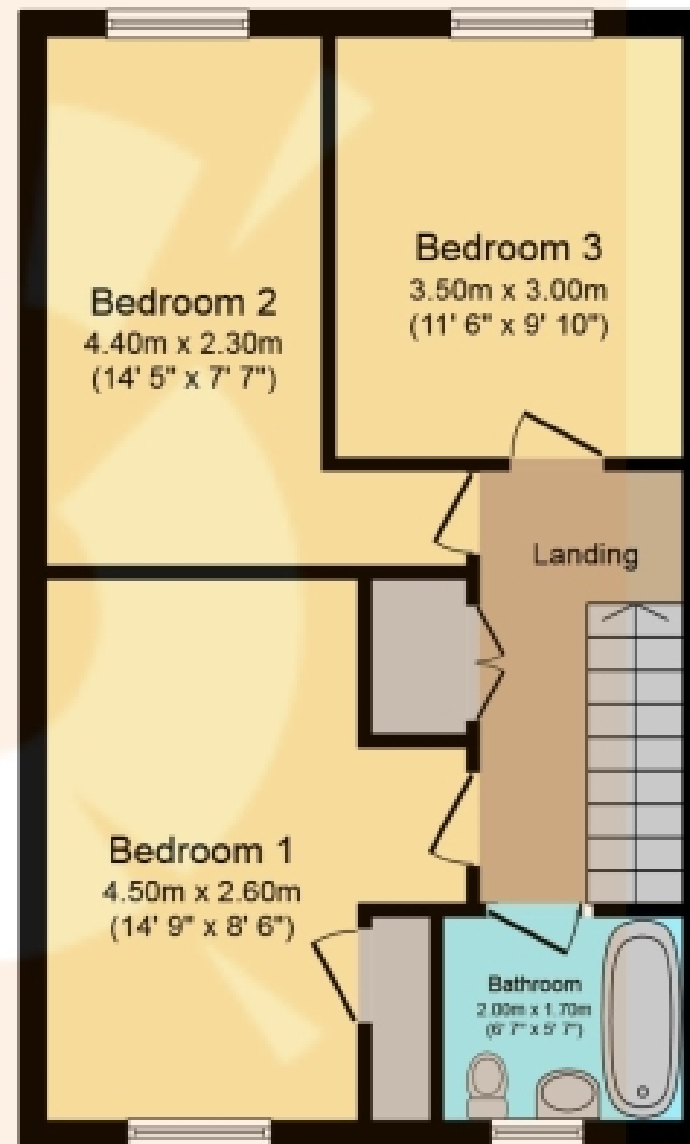








**Ground Floor**



**First Floor**

Total floor area 95.4 sq.m. (1,027 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\* NEWLY INSTALLED BREAKFASTING KITCHEN \*\***. View in Person or Online. **\*\* FANTASTIC FIRST-TIME PURCHASE / BUY-TO-LET INVESTMENT OPPORTUNITY \*\* NO ONWARD CHAIN \*\***. Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report. Our client said...“This is a fantastic family home with so much potential to enhance the current features. The neighbours are fantastic, and the area is great for bringing up children”.

Welcome to No. 57 Rashieburn and this seldom available end-terraced property presenting an excellent opportunity for a wide range of purchasers including first-time buyers, buy-to-let investors, and growing families alike. With the added benefit of no onward chain, the property perfectly positioned within close proximity to local primary and secondary schools, making it an ideal choice for those seeking a convenient and comfortable lifestyle.

Externally to the front is the low maintenance garden, which is predominantly laid to lawn with a paved walkway leading you to UPVC front door. The moment you step inside, you will be welcomed by a bright and airy reception hallway, giving access in the first instance to the open-plan lounge/dining kitchen.

Bathed in natural light, the lounge boasts generous proportions, with wood-effect flooring seamlessly flowing into the newly installed breakfasting kitchen. The kitchen features an array of hi-gloss wall and base-mounted units with contrasting worktops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob with extractor hood, oven, and microwave which will all be included within the sale. Freestanding appliances include a fridge/freezer, washing machine, and dishwasher which are also thoughtfully provided.

Completing the ground floor is an additional room which would make the perfect home office/playroom and a convenient W.C. which is perfectly elegant in all its simplicity.

Venturing to the upper level, you will discover three generously proportioned double bedrooms. The hallway on this level includes a large storage cupboard, ensuring ample space for all your belongings. Completing the property internally is a fully tiled three-piece bathroom, featuring a shower-over-bath with glass-screen, W.C., and wash hand basin.

The rear garden is fully enclosed, creating a safe and secure environment for children and pets alike, with an open field behind. This entire space is extremely low maintenance and offers the perfect spot for outdoor entertaining/dining alfresco.

The property is perfectly situated for a short walk to Park Mains High School and Rashielea Primary School. For detailed information on these schools, please use The Property Boom's school catchment and performance tool on our website.

Erskine has fantastic commuter links. It is close to Bishopton Train Station, which has regular services to Glasgow Central and Greenock. The M8 Motorway offers easy access to Paisley, Glasgow International Airport and Braehead Shopping Centre. Erskine is only a 30-minute drive to Loch Lomond. Regular bus services to Glasgow, Renfrew and Paisley are also available.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any 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.

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