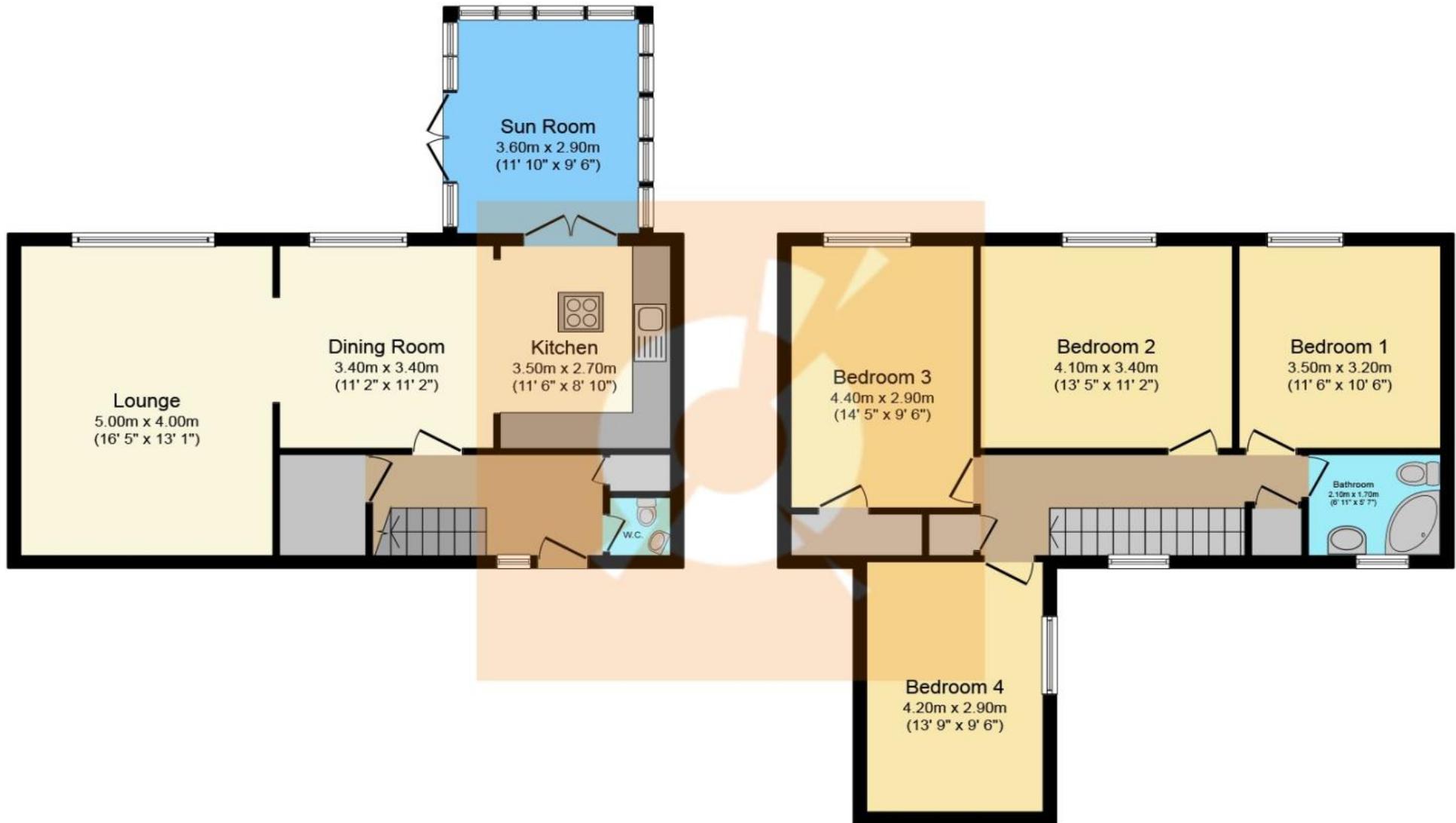




19 Rashieburn, Erskine

Offers Over £167,500





**Ground Floor**

**First Floor**

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

## THE PROPERTY

Welcome to No. 19, A truly outstanding 4-bedroom end of terrace family home. No expense has been spared by the current owners with only the highest quality fixtures and fittings on offer. First impressions are everything and that is certainly the case upon entering the pristine reception hallway, setting the tone for the rest of this beautiful property.

The generously proportioned family lounge features exceptionally large window formations which flood the entire room with natural light. There is a featured wall with sculptured recesses and a focal point fireplace, providing a lovely warmth for those cosy nights in.

Off the lounge you will find the sociable dining area featuring contemporary wall coverings and warm, neutral décor. The Dining area is the ideal place to enjoy a lovely meal with family and friends and the open-plan layout offers the perfect space for entertaining guests all year round.

The family kitchen is simply stunning and has been professionally fitted to include a quality range of white high gloss floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. Chic floor tiles provide a lovely clarity to this entire space and are enhanced by both statement lighting and feature spotlighting. The kitchen is further complemented with an ultra-modern breakfast bar and a host of integrated appliances to include brand new gas hob and a pyrolytic oven. Under-floor heating carries through to the fabulous sunroom.

The amazing sunroom features large bay windows and elegant French doors, allowing natural light to engulf the entire room and calming neutral décor helps to create a bright and airy feel. This room is an excellent use of space and provides a further family room that can be used all year round.

The sunroom is the perfect spot to relax and admire the beautiful fully-enclosed rear garden which comprises of decorative planting, a sociable patio area ideal for outdoor entertaining/dining alfresco, synthetic grass allowing for easy maintenance and timber fencing which ensures lots of privacy. Currently home to 3 outdoor storage sheds which can be included within the sale if required. Outdoor sockets can also be found in the rear garden.

To complete the ground floor is the downstairs W.C. which is fully tiled in neutral tones and highly elegant in its simplicity.

Access to the upper level of this fabulous family home is via a carpeted staircase with white timber handrail and comprises of 4 generously proportioned double bedrooms which have been tastefully decorated throughout.

The pristine family bathroom completes the property internally. The bathroom is fully tiled and consists of three-piece white-glazed sanitaryware to include a shower-over-bath, a tasteful vanity unit containing the wash-hand basin and W.C. Contemporary chrome fixtures and fittings as well as an LED mirror complete this ultra-modern space.

This property has been recently insulated and rendered and further benefits from double-glazing throughout. A new gas central heating boiler has recently been fitted alongside a Hive smart thermostat, providing each room with a lovely warmth.

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

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