



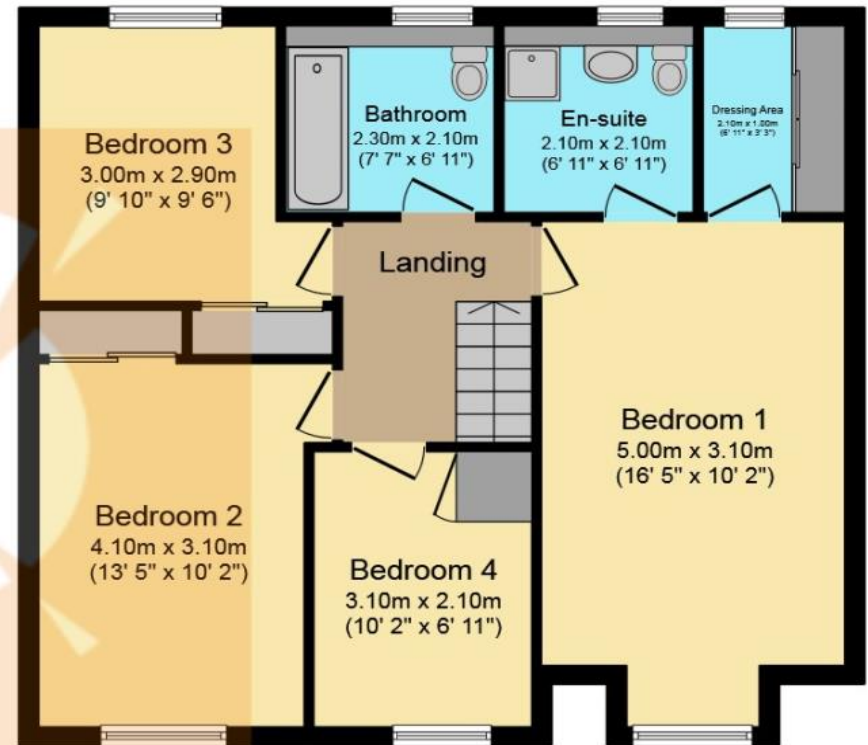
173 Turnhill Drive, Erskine

Offers Over £329,995





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.173 This incredible family home is situated within one of Erskine's most sought-after private developments. The property itself occupies a generous corner plot and offers fantastic dimensions and flexible living throughout.

The front of the home has a manicured lawn section and extensive monobloc multicar driveway leading to the front entrance with an integral garage offering space for an additional vehicle or extra storage where needed. Upon entering the property you're welcomed in through the reception hallway that has been neutrally decorated with soft tones that suggest a relaxed setting as you move further through the home.

The family lounge is filled with an abundance of natural sunlight through the large, double-glazed window and glass screen door frame that compliments the generous proportions and soft tones within the lounge; creating a delightful space to relax and unwind. No.173 houses a wonderful dining room with sliding patio doors leading to the rear garden, allowing ample space to enjoy a meal with family and friends both indoors or al fresco during the summer months.

The modern fitted kitchen has an array of white gloss wall and base mounted units paired with oak effect worktops and splashback for a fashionable and efficient workspace. The kitchen further benefits from a host of quality integrated appliances including oven, microwave, induction hob, and fridge freezer.

Off the kitchen is a convenient utility room with additional space for freestanding appliances as well as extra cabinetry and a chrome sink and tap, the utility room also allows rear garden access. Completing the ground level is a fully tiled W.C. which is perfectly elegant in all its simplicity.

Into the upper level, there are four generously proportioned bedrooms with Bedroom One boasting a dressing room with built in wardrobes and pristine ensuite shower. Bedrooms Two and Three also have excellent built-in storage facilities and Bedroom Four is currently being utilised as a home office, offering fantastic flexible accommodation. The family bathroom has been fully tiled and comprises of a bathtub with glass screen and overhead shower, wash hand basin with under sink storage and a W.C.

The rear garden is predominantly laid to lawn with sociable patio areas and decorative stone chipping surrounding. The garden is also fully enclosed with privacy fencing and offers a safe space for children and pets alike.

The property further benefits from double-glazing and gas-central heating, providing all rooms with a lovely warmth.

Erskine offers a host of local amenities including a health centre, library, community hall and various shops which are only a 5-minute walk away. 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.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This fabulous family home set within an exclusive Erskine development will no doubt be very popular therefore we would highly recommend an early viewing.

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.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com