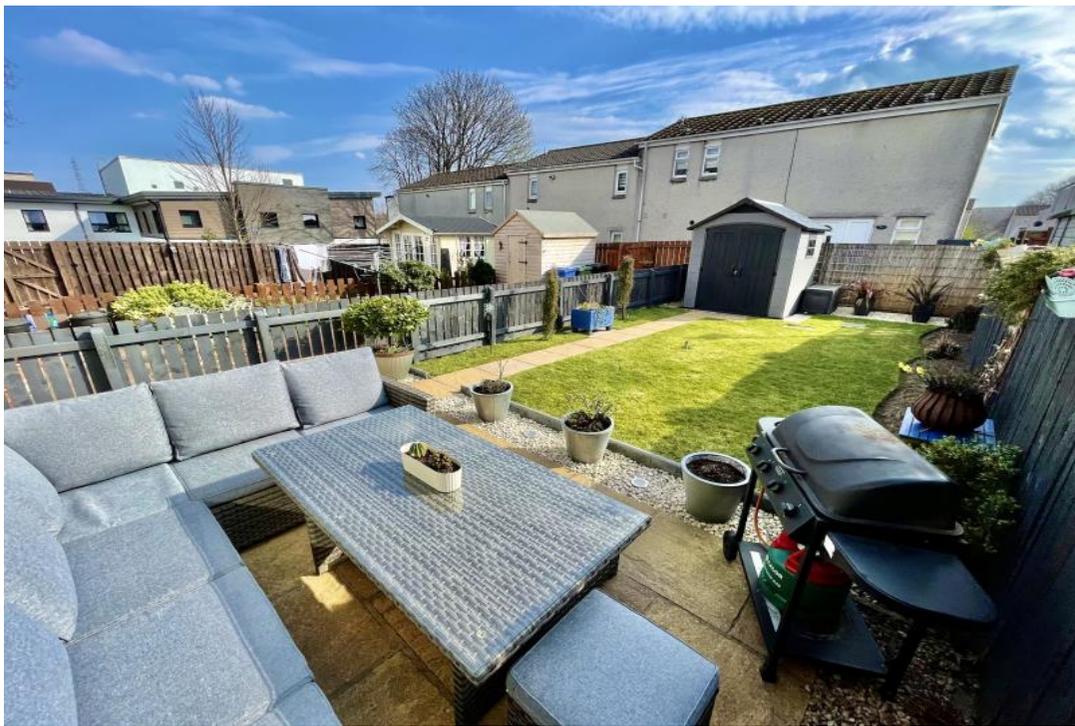
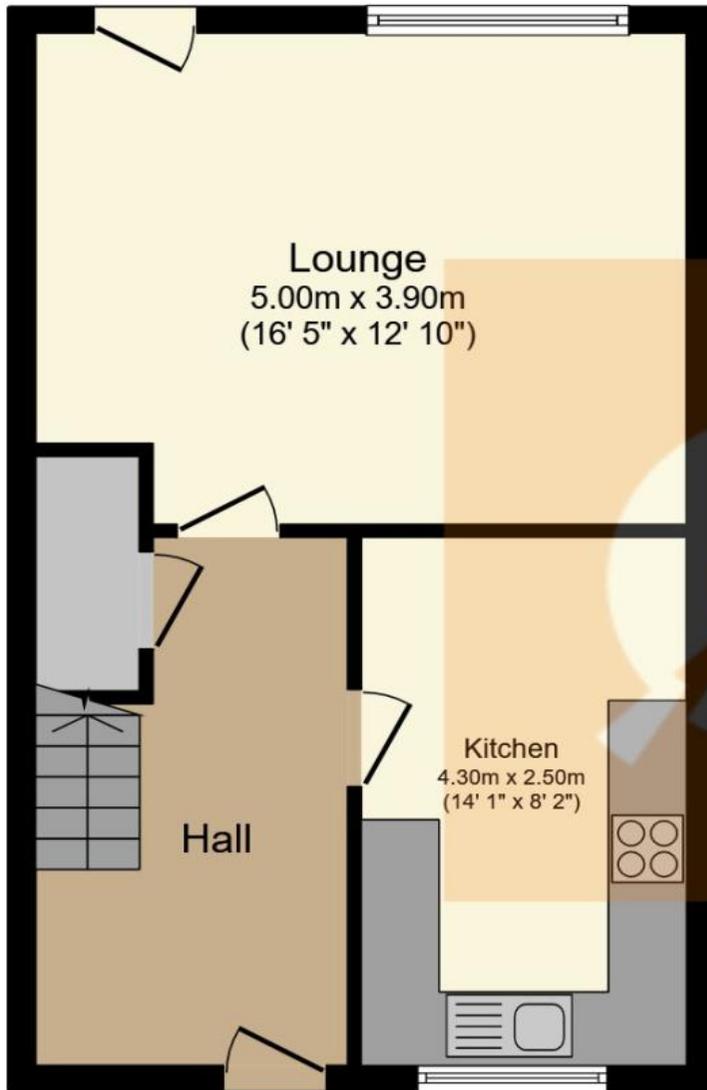




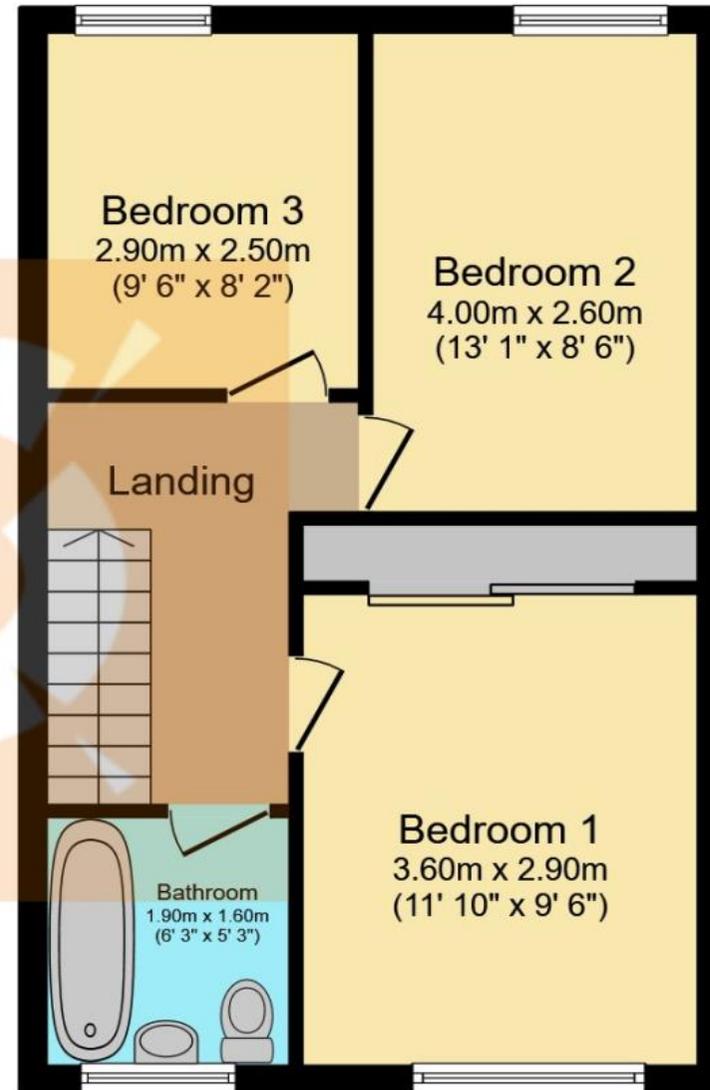
38 Douglas Crescent, Erskine

Offers Over £149,995





**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.38 This fabulous home is ideally situated within the ever-popular Erskine locale and just a short drive from a host of fantastic local amenities and both primary & secondary schools. The property is the perfect home for those looking for spacious and stylish accommodation in absolute walk in condition.

The front garden is extremely low maintenance, with decorative stone chipping and a paved walkway leading to the front entrance. You're welcomed into No.38 via the bright and airy reception hallway that has been stylishly decorated with grey tones and spotlights following into the lounge. The superbly spacious family lounge is filled with an abundance of sunlight that compliments the vibrant wall coverings for a fresh and cheerful ambience. The lounge also benefits from rear garden access leading onto the sociable patio area; perfect for dining alfresco in the summer months.

The modern fitted kitchen is filled with an array of grey wall and base mounted cabinetry, paired with granite effect worktops. The kitchen further boasts a range of quality integrated appliances including electric hob, double oven and fridge freezer. Within the kitchen is ample dining space; perfect for enjoying a meal with family.

The upper level has three generously proportioned double bedrooms, with Bedroom One benefitting from excellent built-in storage. Completing the home is the family bathroom comprising of a bathtub with overhead shower, hand wash basin with under sink vanity unit and W.C.

The rear garden is South facing and fully enclosed with a manicured lawn section and sociable patio area. The garden is a fabulous space for both children & 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.

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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