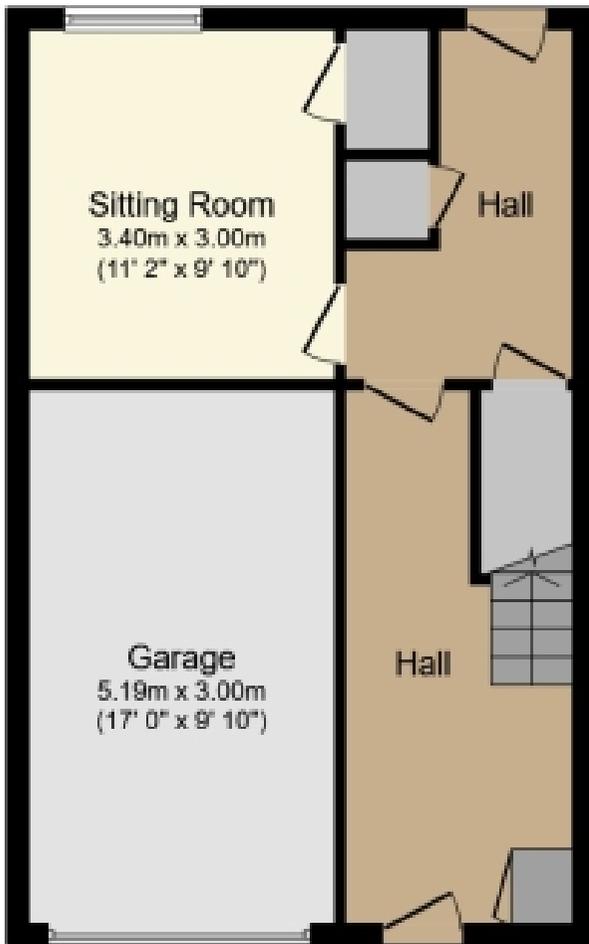




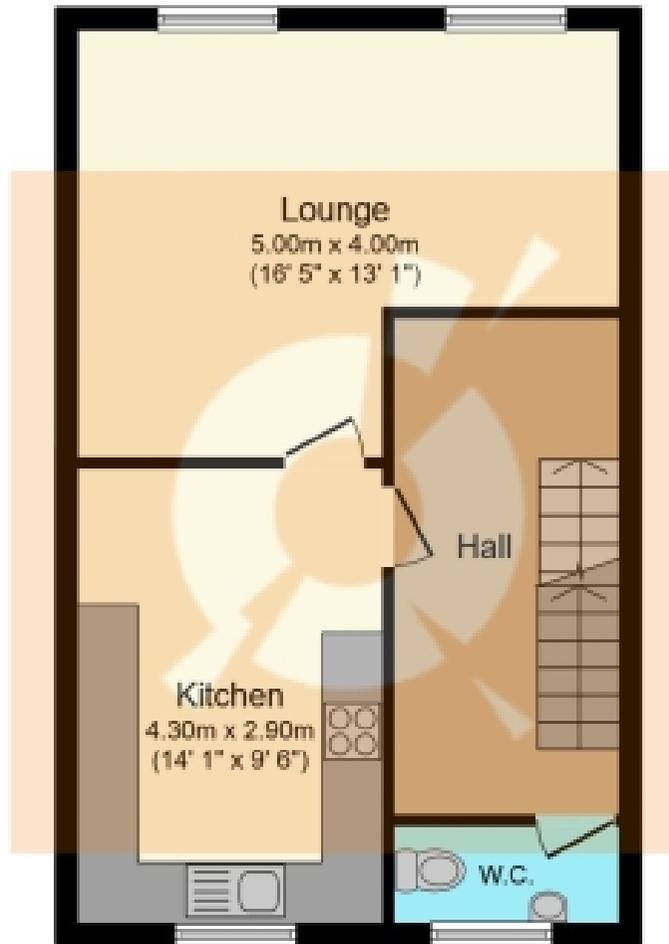
76 Aytoun Drive, Erskine

Offers Over £149,995

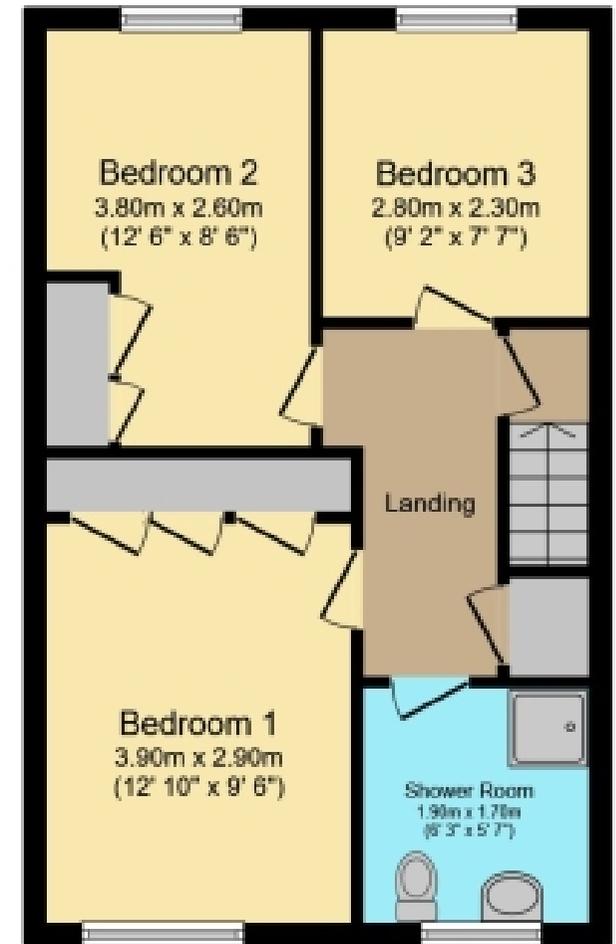




Ground Floor



First Floor



Second 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. 76. This fantastic townhouse property offers spacious and flexible living over three levels, presenting itself as an ideal family home. Our clients current layout is 3 bedrooms and 2 public rooms, but very much lends itself to 4 bedrooms if required. The property benefits from a secure, internal garage as well as additional designated parking to the front, allowing comfortable parking options for the modern family. Upon entering the property, we are welcomed into the inviting reception hallway. The initial section of hallway is presented with neutral toned flooring stairs providing access to the upper levels. A second door leads through to another section of hallway, with warm, solid wood flooring and a door to the rear providing direct garden access. Throughout the hallway numerous built-in cupboards can be found offering masses of storage. The ground floor also benefits from an additional public room. Currently utilised as a second sitting room by the current owners, this has the perfect potential to be a fourth bedroom, home gym, office/study or however you see fit.

On the first level of the property, we have the fabulous family lounge. Decorated in calming tones, with white walls and cool grey carpets, this is an ideal space to relax and unwind after a long day. Two double-glazed window units are present, allowing the room to be flooded with a lovely light from all angles and provide fabulous views. The modern fitted kitchen can also be found on this level. The kitchen is fitted with a variety of wall and base wood effect cabinetry, paired with black granite effect worktops and ever on-trend monochrome floor tiles to create a both fashionable and efficient workspace. Spacious in size, there is ample dining room for the whole family to meet and enjoy meals. A variety of quality appliances can be found such as integrated 4 ring ceramic hob and oven/grill, stainless steel sink and space for free-standing fridge/freezer. Completing the first-floor accommodation is a stylish W.C. comprising of w.c. and hand-wash basin. The second floor has three generously proportioned bedrooms. All are styled with a tasteful, neutral palette and Bedrooms One and Two both have the additional benefit of convenient built-in wardrobe space. Finally, we have the contemporary shower room with w.c., heated towel rail, countertop hand-wash basin with under-sink storage cabinetry and walk-in shower enclosure with glass screen. Exiting to the rear, there is a beautifully manicured garden. Privately enclosed with timber fencing, the garden is monoblocked and chipped in a patio style with a drying green in the centre and is further surrounded by expertly trimmed, decorative shrubbery and charming potted plants. Aytoun Drive is within a short walking distance to both Bargarran and St John Bosco Primary Schools and is less than a 20-minute walk to Park Mains High School. For more detailed information on schooling, 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. This desirable family home will no doubt be very popular, and we 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. 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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