



Broomlands Way, Erskine

Offers Over £239,995





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

If you have been looking for a 3-bedroom detached villa with great scale and volume throughout, then look no further. Welcome to No. 4 Broomlands Way and this substantial family home situated in a popular residential development. Externally, a large monobloc driveway leading to garage provides ample off-road parking. Upon entering via the reception hallway, you quickly notice the impressive scale of this wonderful accommodation.

The superbly spacious open-plan lounge room is awash with natural sunlight coming from the dual aspect and a designated dining area offers the perfect space for entertaining family and friends. Through from the dining area is a good-sized, recently installed kitchen where ample storage is provided via a range of wall to floor mounted units, with contrasting butcher-block effect countertops. There is an impressive Range-style cooker which will be included within the sale and off the kitchen is a separate utility room with additional space for a fridge freezer, washing machine and dishwasher.

The back garden offers a wonderful child-friendly space to soak up the summer sun with an easily maintained lawn and sociable patio area, ideal for outdoor entertaining/dining alfresco. There is a charming summerhouse which is currently being utilised as a home bar, and a selection of mature shrubbery enhances the charm of this entire space.

The upper level gives access to three generously proportioned bedrooms. Completing this wonderful family accommodation is the recently installed shower room featuring walk-in shower cubicle, w.c. and wash-hand-basin which is contained within a stylish vanity unit. Contemporary chrome fixtures and fittings can be found throughout.

Gas-central heating and double glazing can be found throughout, which have recently been replaced, providing all rooms with a delightful 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 wonderful 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.

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