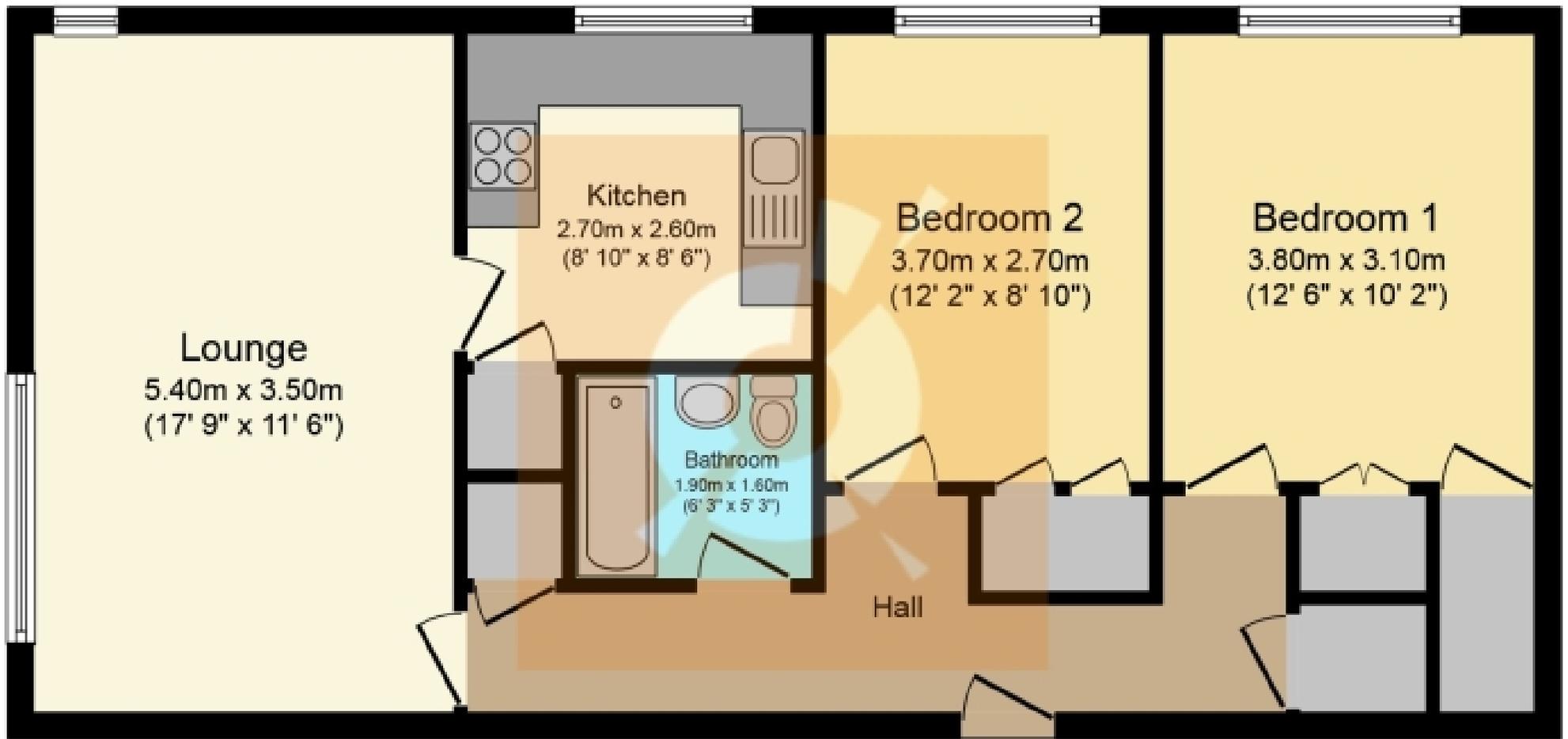




**Shaw Court, Erskine**

**Offers Over £70,000**





## Floor Plan

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

## THE PROPERTY

Welcome to No. 28 Shaw Court, a fantastic ground floor apartment offering spacious and flexible accommodation all set within the ever-popular Erskine locale. This fabulously affordable property is sure to appeal to a wide range of purchasers to include first-time buyers, buy-to-let investors, or professionals alike.

A secure door entry system gives way to a well maintained communal close. Upon entering the property with recently replaced flooring, we are welcomed into the inviting reception hallway where a selection of in-built cupboards are present, offering excellent storage.

We follow down to the bright and airy lounge, which is awash with a lovely natural light thanks to the dual aspect window configurations. The room itself is superbly spacious in size offering ample room for a dining space and a range of furniture configurations.

The well-appointed kitchen is fitted with an array of wood effect, wall and base mounted units, tiled splashback surrounds and granite-effect worktops paired with complimentary toned flooring. Additionally, there is ample space for a host of free-standing appliances to include a standalone electric cooker, washing machine and fridge freezer.

The property houses two generously proportioned bedrooms, both benefitting from desirable in-built storage solutions. Completing the internal accommodation is the three-piece bathroom suite comprising of w.c, hand-wash basin and bath with shower overhead and curtain rail.

Double-glazing and gas-central heating can be found throughout, providing each room with a soothing warmth all year round.

The property itself is within a short walking distance to a selection of local primaries and within catchment for the nearby Park Mains Secondary School. For 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.

We would highly recommend an early viewing of this property as we have no doubt it will be very popular. 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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