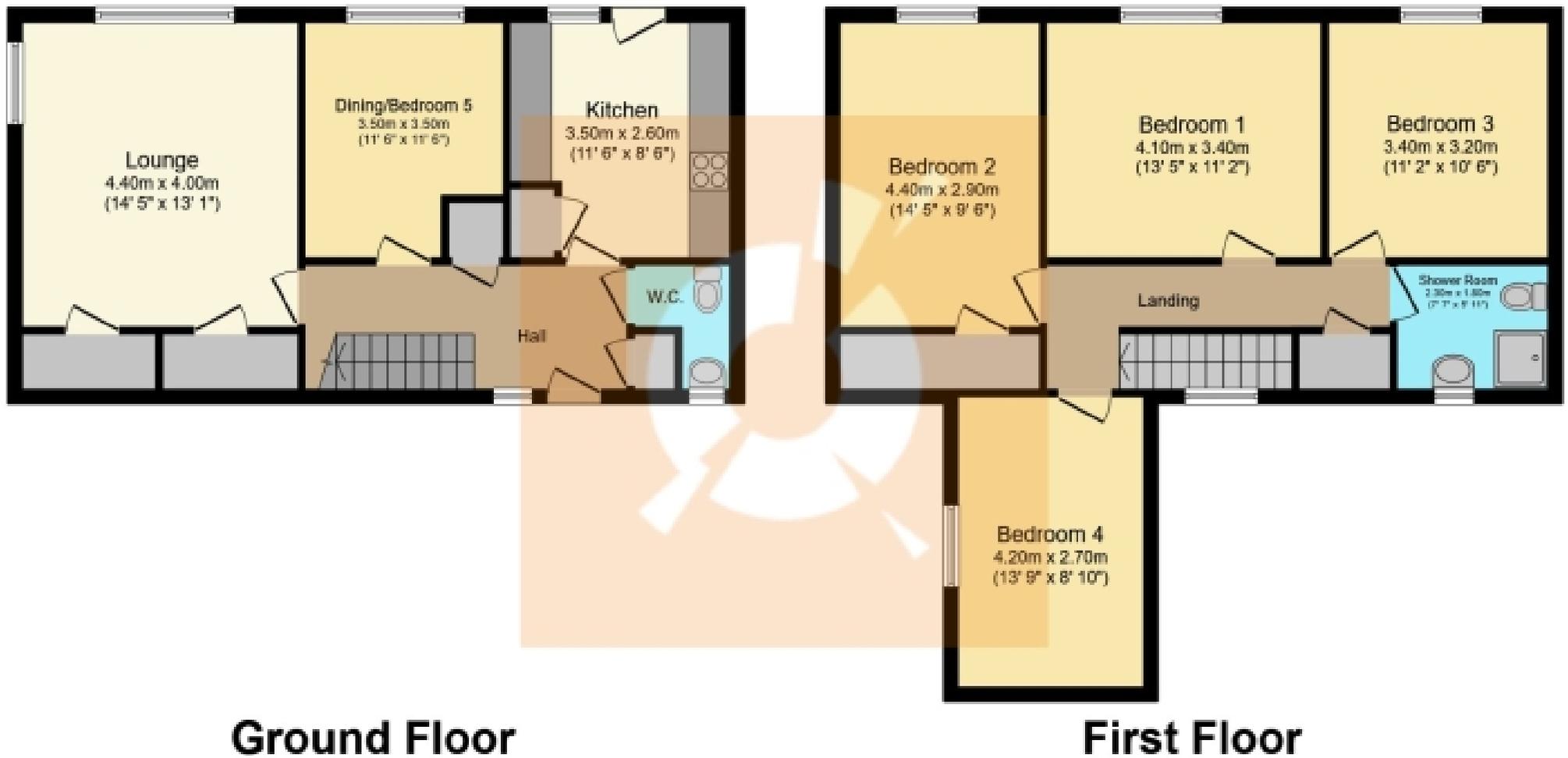




**71 Park Green, Erskine**

**Offers Over £149,995**





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

## THE PROPERTY

Welcome to No. 71 Park Green and this superb family home which is ideally situated close to a host of local amenities and public transport links. Due to the excellent scale and volume on offer, this property is sure to appeal to a wide range of purchasers to include first-time buyers, growing families or professionals alike.

Access to the property is via a UPVC door leading you in the first instance to the bright, welcoming reception hallway which offers access to all rooms on the ground level. The family lounge is awash with natural light coming from the dual-aspect and has been decorated with soft, neutral tones and fitted carpets.

The well-appointed kitchen comprises of a range of wall to floor mounted units providing ample storage, with a contrasting worksurface, providing an efficient workspace. The kitchen offers direct access to the easily maintained rear garden which is predominantly laid to lawn and is fully enclosed, creating a safe and secure environment for children and pets alike.

The property boasts a separate dining room which offers a multitude of potential uses – this space could also be used as a Home Office, Playroom or even a 5th bedroom. Completing the ground floor is the convenient downstairs W.Cn which is so elegant in its simplicity.

Access to the upper level is via a carpeted staircase, leading you to four generously proportioned bedrooms which have all been decorated with neutral tones.

Completing the internal accommodation is the shower room.

The property further benefits from recently replaced gas-central heating and there is also double-glazing, providing all rooms with a delightful warmth. Storage throughout the property is excellent with a variety of built-in cupboards.

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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