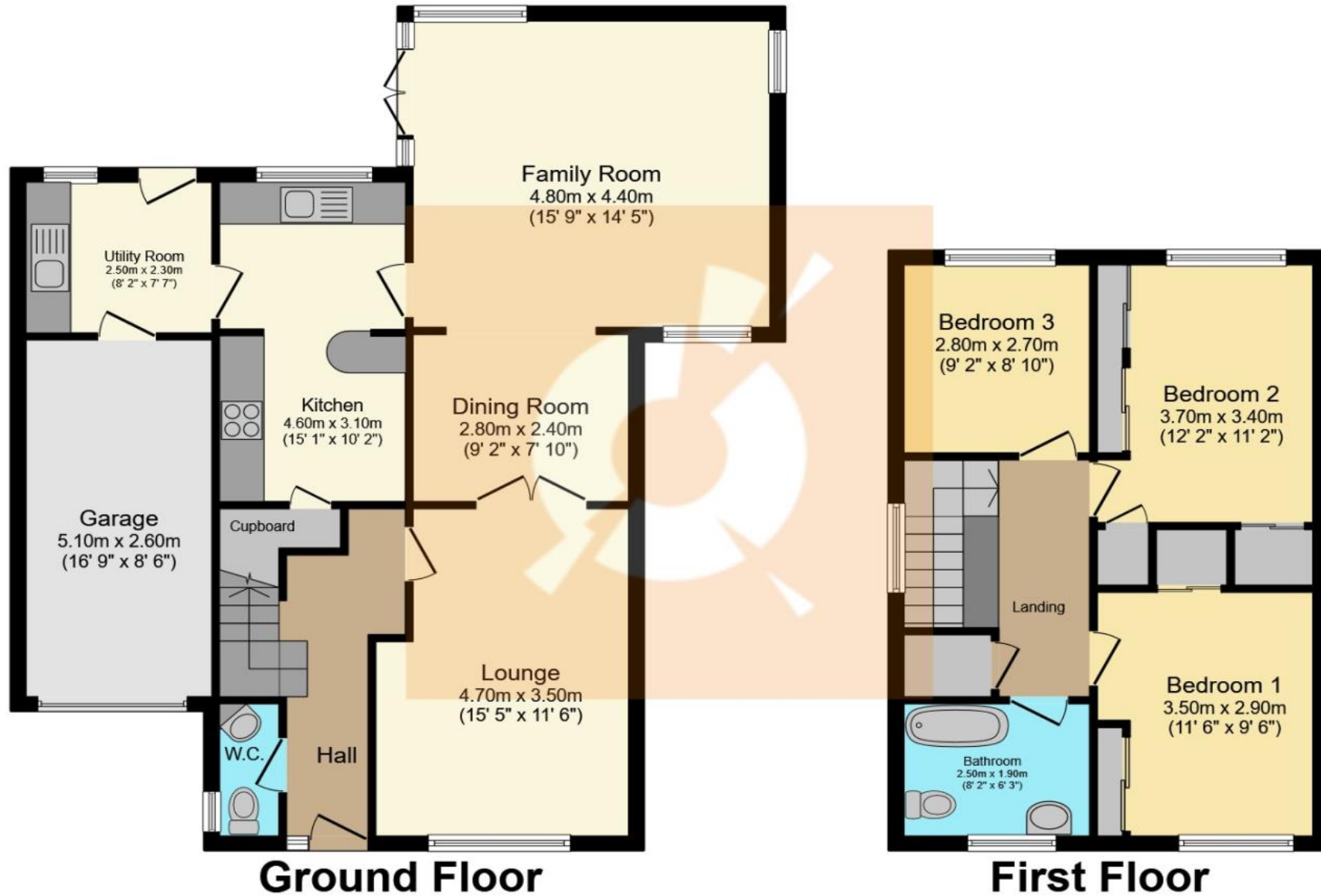




183 Flures Drive, Erskine

Offers Over £250,000





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

## THE PROPERTY

A rare opportunity has arisen to purchase a wonderful 3-bedroom extended detached villa in this highly sought-after Erskine development, ideal for a growing family. On arrival at the property, you are welcomed by a multi-car driveway which offers ample off-road parking for various vehicles.

As you enter through the hallway, you are met to your right by the family lounge which has been tastefully decorated with neutral tones and fitted carpets, offering a cosy space to relax and unwind.

There is a sumptuous family room with impressive dimensions allows masses of natural sunlight thanks to the dual aspect. Stylish quality flooring extends to the Dining Room making this the perfect space for entertaining. There are French doors which can be opened to spill out onto the beautifully manicured rear garden with family and friends to enjoy a BBQ, entertain outdoors or simply soak up the sun during the summer months.

The well-appointed breakfasting kitchen offers a full range of wall and base mounted units with contrasting countertops, creating a fashionable and efficient workspace. Further features to this space include the integrated 4-ring electric hob, double oven, extractor hood, fridge freezer and dishwasher which will all be included within the sale of the property. Off the kitchen there is a matching utility room which houses the tumble dryer and washing machine which are included within the sale. Finishing off the ground level is the downstairs w.c. which is perfectly elegant in its simplicity.

Climbing the stairs to the first floor you will find three good sized double bedrooms which have all been presented beautifully, with bedrooms one and two further benefitting from in-built mirrored wardrobes. The family bathroom features a three-piece white glazed suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin.

The property further benefits from gas-central heating and double glazing, 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 approx. 10 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 fantastic family accommodation 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.

**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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