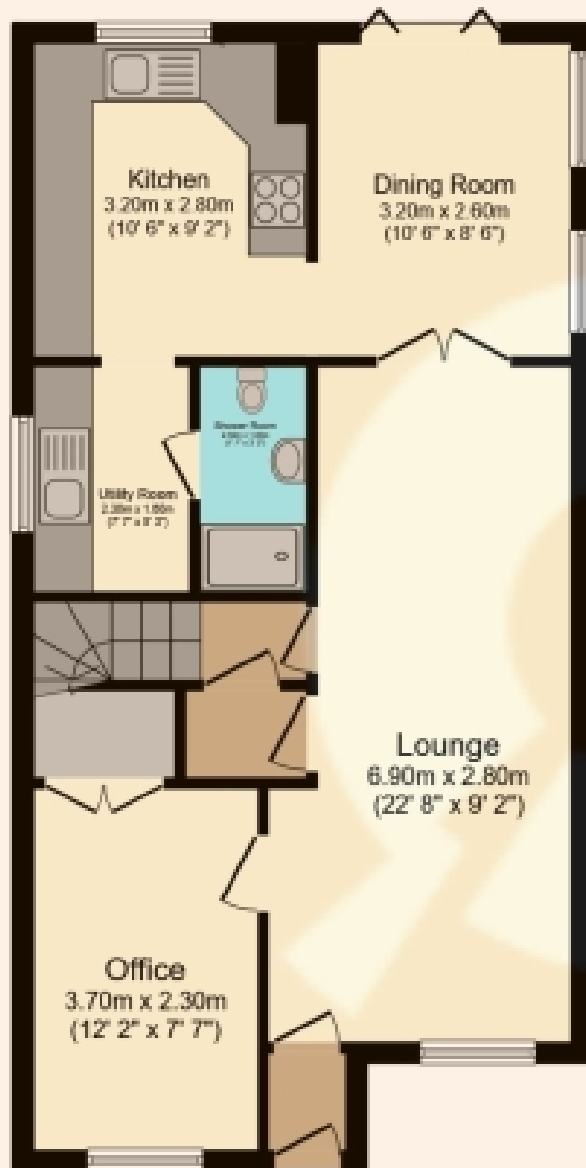




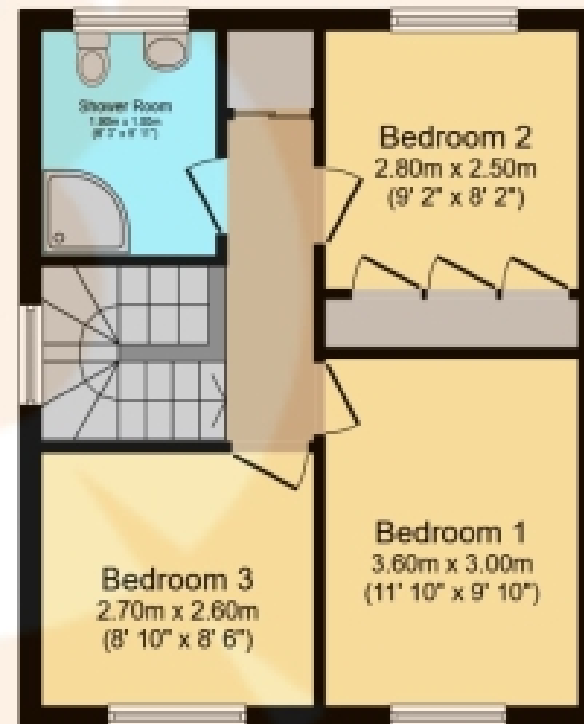
15 Hawthorn Way, Erskine

Offers Over £279,995





Ground Floor



First Floor

Total floor area 97.6 sq.m. (1,050 sq.ft.) approx

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

THE PROPERTY

**** MODERN FAMILY HOME PRESENTED IN TURN-KEY CONDITION ** CONTEMPORARY DINING KITCHEN & BATHROOMS ** GENEROUS DIMENSIONS ** BEAUTIFULLY MAINTAINED REAR GARDEN PLUS SUMMER HOUSE **** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Nestled within a highly sought-after private Erskine estate, No.15 is a detached villa, meticulously maintained by our clients and showcasing true walk-in condition. Situated on a substantial corner plot, the property features immaculate lawn sections and a multicar monobloc driveway leading to the inviting front entrance.

Upon entering, you are greeted by a welcoming reception hallway, guiding you to the lounge. The family lounge impresses with its generous dimensions, stylish decor, and a captivating media wall with a decorative fireplace, creating an ideal space to relax and unwind.

The property has been thoughtfully extended at the rear, introducing a bright and open dining kitchen. The high-specification kitchen boasts sleek wall and base mounted cabinetry, complemented by marble-effect counter tops for both style and functionality. Integrated appliances include a fridge freezer, oven, microwave, and cooker, while a charming breakfast bar and ample dining space bask in natural light from the skylight.

Adjacent to the kitchen, a convenient utility room provides additional workspace and storage, accompanied by a modern ground floor shower room for everyday convenience. Completing the ground floor is a cleverly converted integrated garage, now a flexible living space suitable as a fourth bedroom, home office, or second sitting area.

Ascending to the upper level, three generously sized double bedrooms await, with Bedroom One featuring in-built sliding mirrored wardrobes. The internal space is rounded off with a pristine shower room comprising a walk-in shower cubicle, W.C., wash hand basin, heated towel rail, LED mirror, and chrome fixtures and fittings.

To the rear, a beautifully maintained and fully enclosed garden beckons, featuring a synthetic lawn section and a raised sociable decking area for wonderfully low maintenance. In addition, a desirable summer house with full electrics nestles in the garden, providing a delightful space for the entire family to enjoy year-round.

Erskine offers a host of local amenities including a health centre, library, community hall and various shops. 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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