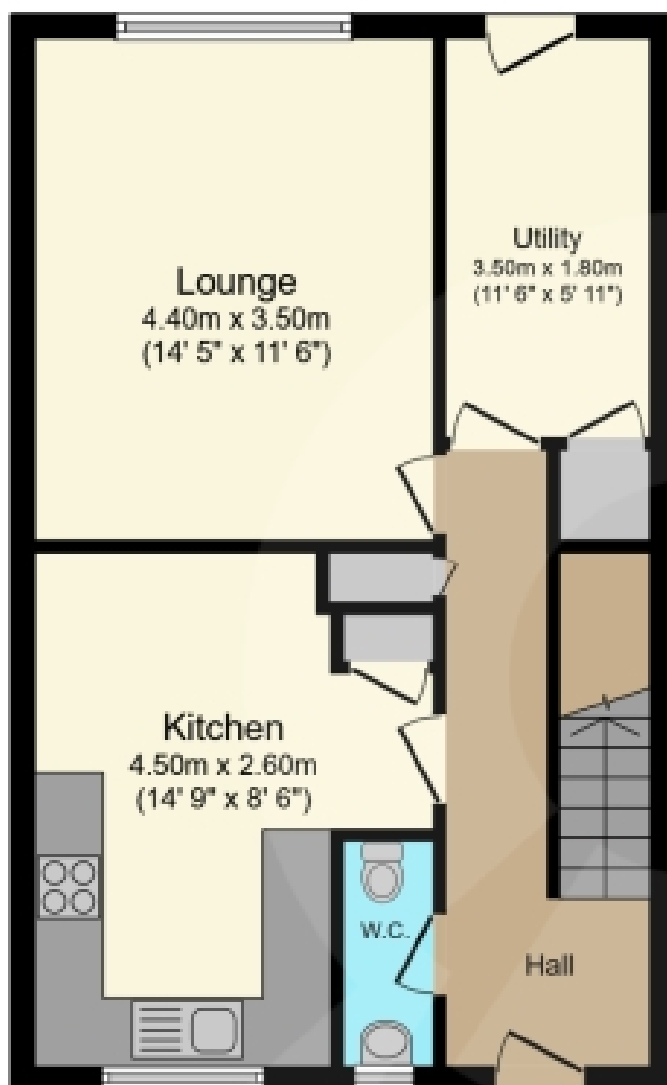




32 Portessie, Erskine

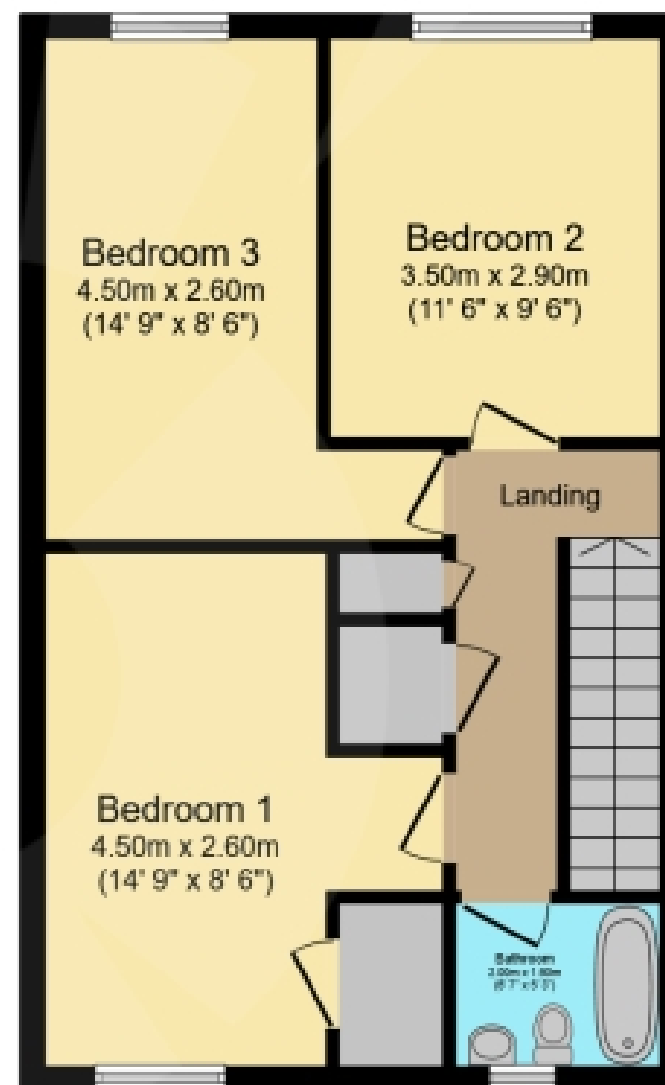
Fixed Price £135,000





Ground Floor

Floor area 48.6 m² (523 sq.ft.)



First Floor

Floor area 48.6 m² (523 sq.ft.)

TOTAL: 97.2 m² (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** NEW FIXED PRICE - £15K BELOW HOME REPORT VALUE ** FANTASTIC FIRST-TIME PURCHASE ** GENEROUS DIMENSIONS ** EXCELLENT BUILT-IN STORAGE ** CONVENIENT GROUND FLOOR W.C. ** LOW-MAINTENANCE REAR GARDEN ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 32 Portessie and this spacious terraced home located within the ever-popular Erskine locale. This property is close by to a host of amenities, primary & secondary schools and with the added benefit of no onward chain, this property would make for a perfect first-time purchase or family home.

Ample off-street parking is available for both residents and visitors with a paved walkway leading to No.32. Upon entering, you're welcomed through a warming reception hallway leading to the lounge in the first instance. The family lounge boasts impressive dimensions, complimented by an abundance of natural sunlight.

The well-appointed kitchen holds an array of wall and base mounted units paired with granite effect worktops. There is plenty of space for freestanding appliances where desired, as well as a dining table and chairs, offering the perfect spot to enjoy mealtimes with family. There is a convenient utility area off the kitchen, which offers excellent storage and could even be utilised as a home office if desired. Completing the ground level is a W.C. for added convenience.

On to the upper level are three generously proportioned double bedrooms with Bedroom One boasting excellent in-built storage solutions. A fully tiled three-piece bathroom completes the property internally with a bathtub, W.C. and wash hand basin.

To the rear is a low maintenance and fully enclosed garden space, which is predominantly laid to lawn with decorative stone chips, offering the perfect space for children and pets alike.

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 is 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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