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34 Allison Avenue, Erskine

Offers Over £135,000

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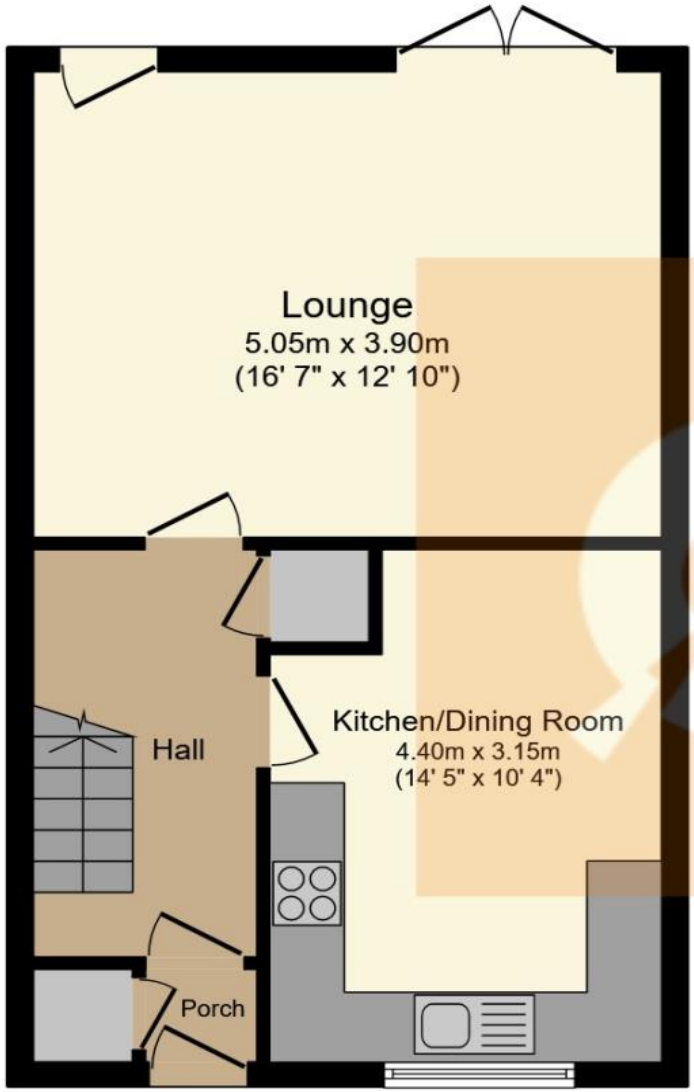
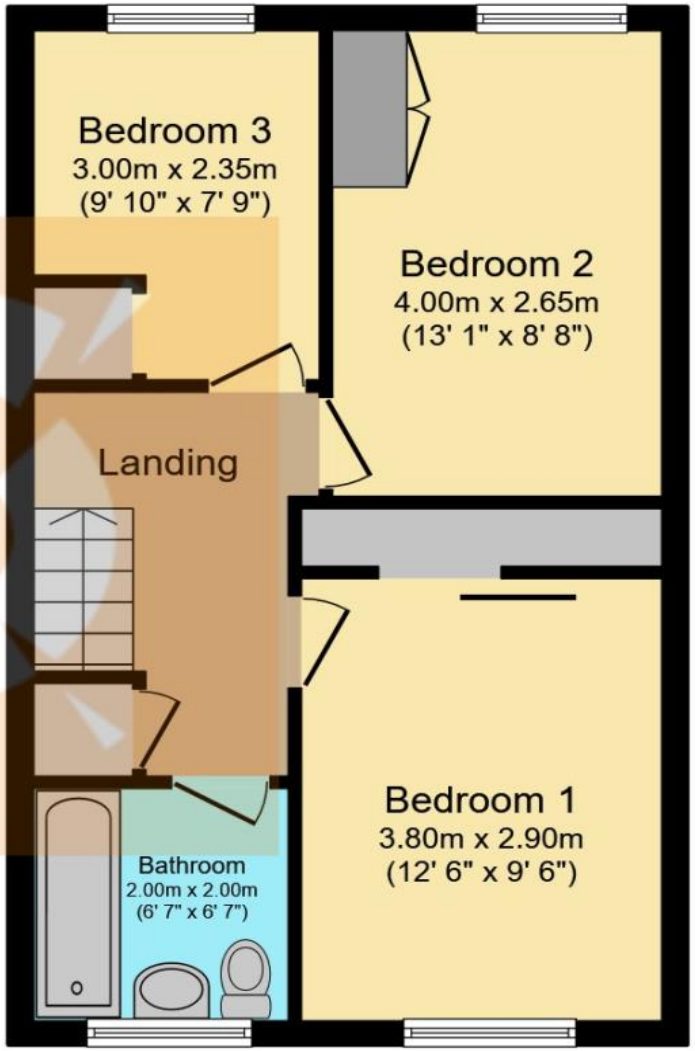


Ground Floor



First Floor

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

THE PROPERTY

PERFECT FOR A FIRST-TIME BUYER OR GROWING FAMILIES ***SUPERB THREE-BEDROOM FAMILY HOME***. Comprising of spacious Lounge, bright & airy Dining Kitchen, 3 bedrooms, modern Family Bathroom and low-maintenance landscaped back garden. VIEW IN PERSON OR ONLINE. Please contact your Personal Estate Agents, The Property Boom for much more information and a copy of the Home Report.

Welcome to No. 34 Allison Avenue and this beautifully spacious family home. Presenting to the market in pristine walk-in living condition with modern décor and high quality upgrades throughout, this is an opportunity not to be missed! Access to the property is via a tasteful UPVC door leading you in the first instance to the welcoming entrance hallway and in turn to the bright & airy dining kitchen.

The kitchen is simply stunning and professionally fitted with a quality range of high-gloss wall and floor mounted cabinetry, with contrasting wood effect countertops and matching splashback, which bring a real warmth to the entire space. As well as plentiful workspace and storage a host of integrated appliances are included; 4 ring gas hob, oven, extractor hood and a stainless steel sink with swan neck mixer tap. A designated "dining nook" is a beautiful feature within the room and further complimented by modern downlighting. An ideal place to enjoy a family meal or entertain friends, ensuring the Chef is never far away from the party!

The generously proportioned family lounge lies at the rear of the home, and features both patio doors and single door access to the garden beyond which floods the entire room with natural light. The Lounge boasts excellent dimensions and provides the option of a separate formal dining area if required. Warm neutral tones flow throughout this wonderful property and the ground floor features both wood-effect vinyl and hardwood flooring, perfect and practical for growing families.

The substantial back garden can be accessed via the Lounge and is fully enclosed, creating a safe and secure environment for children and pets alike. Specifically designed to ensure low-maintenance the space is entirely paved with a border of decorative gravel and gated access to the communal park space beyond.

Access to the upper level of the property is via a carpeted staircase with white timber handrail and banister, leading you to 3 generously proportioned bedrooms as well as the family bathroom. There is a substantial loft space which is accessible from the upper landing and provides further excellent storage, ideal for the many requirements of a growing family.

All bedrooms feature built-in storage space, with bedrooms 2 & 3 rear facing of the property and bedroom 1 (Master) enjoying sunny front facing views and excellent dimensions. The recently installed, ultra-modern family bathroom completes this wonderful accommodation internally with a stylish three-piece suite to include; bath with electric shower overhead, w.c. and wash-hand-basin. Floor to ceiling tiles and contemporary chrome fixtures and fittings can be found throughout to include; chrome heated towel rail, matching taps and wall-mounted vanity mirror.

The property further benefits from gas-central heating and double-glazing throughout, a HIVE smart thermostat has also been installed, providing all rooms with a delightful warmth.

The attention to detail throughout this home is a real credit to the current owners and ideally located just a short walk to both Bargarran and St John Bosco Primary Schools. This fantastic mid-terrace property will no doubt be very popular and we highly recommend an early viewing!!

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.

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