



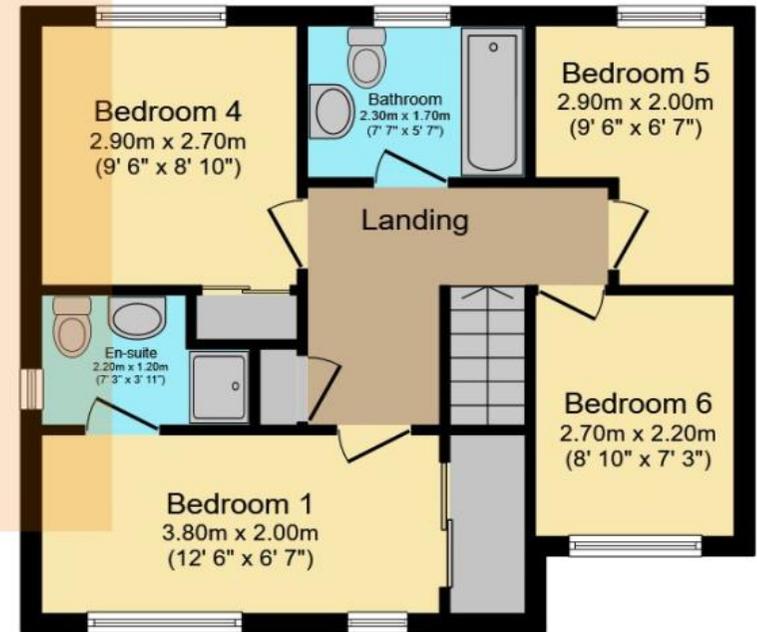
42 Hawthorn Crescent, Erskine

Offers Over £345,000





**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

WOW! This stunning detached villa is a unique opportunity to purchase two fantastic homes within one. The substantial four-bedroom, three-bathroom family home maintained in pristine condition boasts an additional self-contained two-bedroom apartment complete with a private entrance to offer fully independent living.

Externally, the property has a fantastic multi car monobloc driveway leading to the main residence entrance, providing safe off-street parking.

### Main Residence

First impressions are everything, and this is certainly the case for No.42 as you step inside the warm and welcoming reception hallway, stylishly decorated with soft and neutral tones that flow into the family lounge area.

The spacious family lounge benefits from the large bay window that engulfs the space with natural sunlight, complimenting the soft tones of the flooring and walls and creating a great space to relax and unwind with family.

The contemporary dining kitchen is filled with a host of high specification appliances such as an integrated oven, microwave and five ring gas cooker as well as a dishwasher, washing machine, tumble dryer and fridge freezer, which will all be included within the sale. The kitchen is styled with a large range of black glossed wall to floor mounted units and contrasting thick cut oak work tops creating a chic and efficient workspace. A charming dining area is located within the kitchen with sliding patio doors that allow access to the fabulous social decking area; perfect for dining alfresco during summer months.

Off the kitchen is a utility room where you will find the washing machine and tumble dryer along with additional black gloss storage space and oak countertops to match the kitchen.

There is a fully tiled downstairs W.C. which has fabulous attention to detail with the running design of a black gloss vanity unit with oak counter top and stylish square sink.

On the upper level of No.42 there are four immaculately presented bedrooms. Bedroom One and Four feature built-in wardrobes with Bedroom One also having a pristine condition ensuite shower room. Completing the first floor is a stunning family bathroom with an abundance of high-quality fixtures and fittings including chrome waterfall mixer taps in both the sink and bath, contemporary square basin, and a luxury jacuzzi feature bathtub with a sumptuous integral ceiling shower.

### Self-Contained Apartment

This fabulous two-bedroom apartment offers independent and flexible accommodation with its own private entrance door. Entering the hallway, it's clear to see the immaculate condition in which this home is kept in, with neutral fitted carpets and soft toned walls that create a fresh and welcoming space.

The lounge area is kept super bright and airy with an abundance of natural sunlight and more neutral décor that accentuates the spaciousness of the room. The lounge is also fitted with a contemporary wall mounted fire place; creating a warm and cosy atmosphere.

The well-appointed kitchen in this apartment has been fitted with high quality, white gloss wall and base mounted units coupled stylishly with black oak work tops that match the black oak effect flooring. This modern fitted kitchen offers integrated appliances including a four-ring gas cooker, microwave and oven as well as a free-standing dish washer, washing machine and fridge freezer, which will all be included in the sale of the property.

Completing this generous apartment is two well presented bedrooms. Bedroom two holds its own built-in storage as well as access to the main residence hallway. This accommodation also has its own pristine shower room, fully tiled and fitted with high quality fixtures and fittings that include a wall mounted heated towel rail, floating basin and a chrome mixer waterfall tap.

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