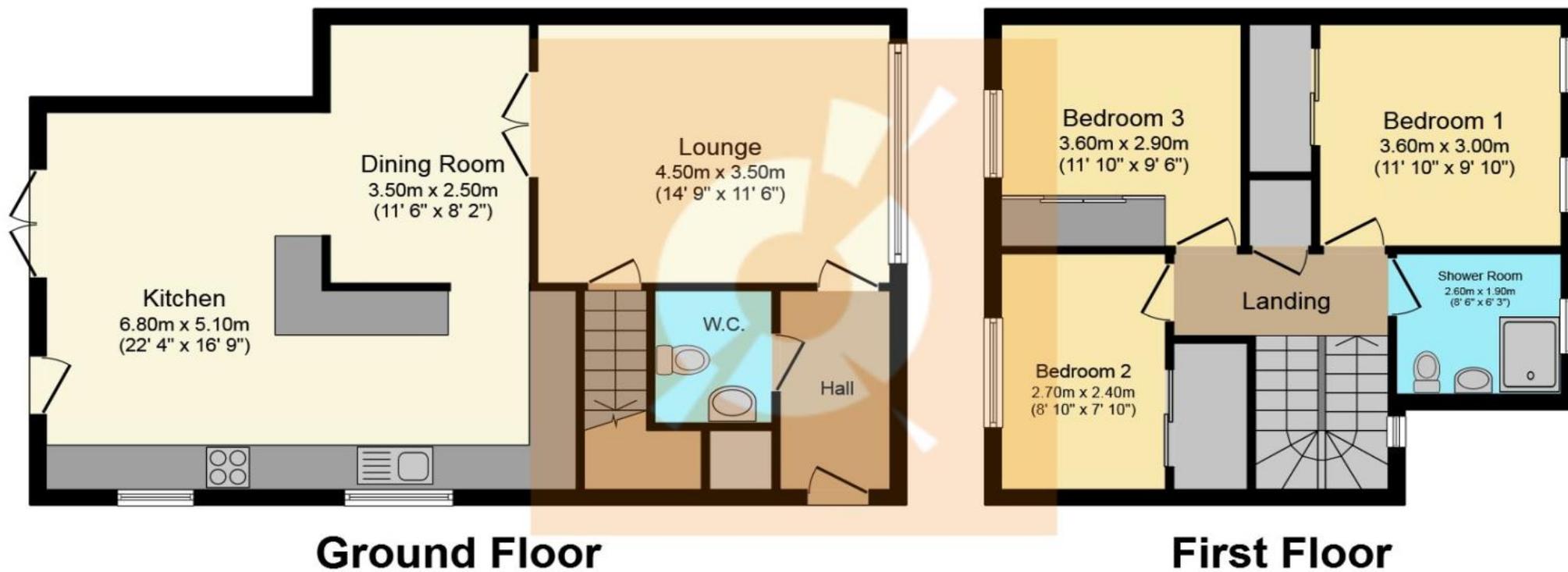




8 Lochy Place, Erskine

Offers Over £215,000





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

## THE PROPERTY

Welcome to No. 8 Lochy Place and this immaculately presented three-bedroom home sure to impress the market with its spacious living accommodation, contemporary design, and tasteful, neutral décor throughout.

Externally, the property sits on a substantial plot and has a monobloc multi car driveway providing plentiful off-street parking.

Entrance to the home itself is via the glazed panel front door which opens to the welcoming reception hallway. From the hallway, there is a convenient downstairs w.c which is perfectly elegant in all its simplicity.

The family lounge is extremely bright and airy and flooded with natural sunlight beaming in from the large, floor to ceiling window formation. The lounge has also been tastefully decorated with neutral tones and high quality Karndean flooring, which runs through the entirety of the ground floor.

French doors from the lounge lead through to the expansive, open plan kitchen dining room which is the ideal spot for entertaining or bringing the whole family together. The stylish fitted kitchen has ample storage in the form of high gloss, black base, and wall mounted storage units with contrasting solid oak block countertops, creating an efficient workspace. Integrated appliances include five ring gas hobs with extractor hood, double oven/grill, fridge freezer, stainless steel sink with mixer tap, dishwasher and washing machine.

The low maintenance rear garden, which can be accessed from the kitchen, is made up of an area laid to lawn and artificial grass. There is also a timber shed providing handy outdoor storage.

The staircase, with fitted carpets and white timber bannister, leads up to the first-floor accommodation and the three double bedrooms which all benefit from mirrored fitted storage solutions. Completing this fantastic accommodation is the ultra-modern, fully tiled shower room which comprises of w.c, wash hand basin within vanity unit and walk in shower with rainfall shower head and glass shower screen. Chrome fixtures and fittings, including heated towel rail, can be found throughout.

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.

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