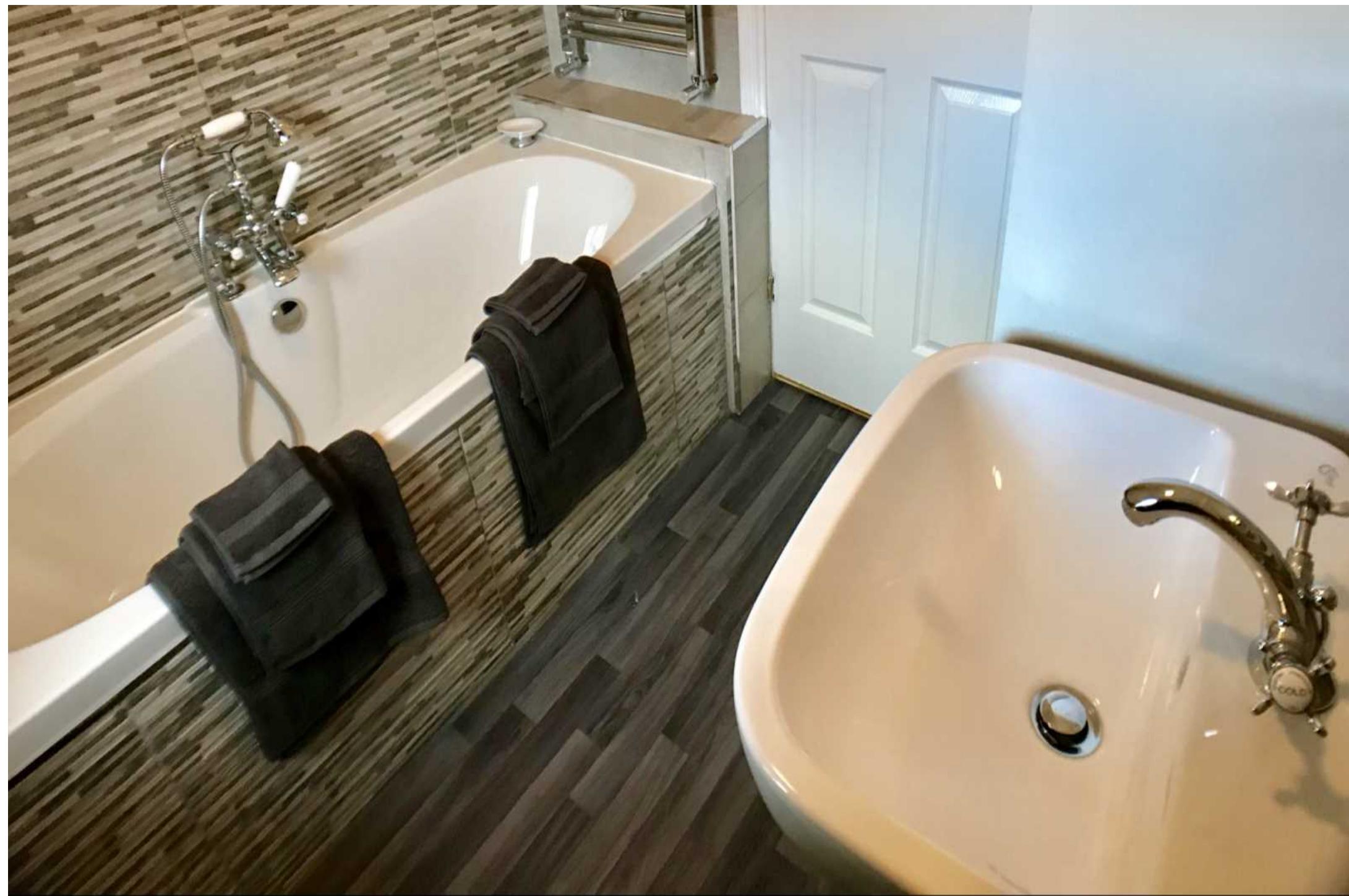




Tianavaig, Erskine

Offers Over £297,000





THE PROPERTY

The epitome of fine family living in an exclusive development. This immaculate property has everything you could wish for in a home... and then some. Please step inside with our HD Property Video Tour.

This superior detached villa with integral garage is situated within an exclusive Erskine development in a child friendly cul-de-sac.

The extensive mono-block driveway can easily house many vehicles and the gardens to the front are particularly easily maintained.

The welcoming reception hallway, with its glass panel doors, reflects an abundance of natural light throughout.

The bay windowed lounge is tastefully decorated in neutral tones with an elegant focal point fireplace containing a living flame gas fire.

Solid oak... and a Rangemaster ! The kitchen is beautifully presented with solid oak cabinets mounted to floor and wall, and complimented beautifully by contrasting marble effect worktops, white composite sink with chrome mixer taps and practical breakfast bar to get the kids off quickly to school. Then to top it off, there is a newly fitted Rangemaster.

The kitchen is open plan to the Dining Room with its featured 'arch' ceiling and French Doors leading to the private patio.
Off the Dining Room you'll find the perfect place to relax and unwind after dinner... a welcoming Family Room.

There is the added bonus of a utility room offering space for the likes of an automatic washing machine and tumble dryer. There is further storage space here and an additional composite sink with mixer taps.

The Family Bathroom is stylish with modern tiling, chrome fixtures, elegant white sanitary ware with the whb housed in a tasteful vanity unit.

There are 4 bedrooms, the master of which benefits hugely from the ensuite with its' walk in shower with Waterfall showerhead. Master bedroom, along with bedrooms 2 & 3 benefit further from built in wardrobes offering masses of storage space.

The back garden is extensive, but easily maintained. Sociable patio combined with raised area laid to lawn make it the perfect place to hang out in the summer.

We recommend you view this outstanding home quickly, to avoid disappointment.

The property is perfectly located to enjoy easy access to all Motorway networks across Scotland and beyond.

For detailed schooling information, please refer to Boom's schools catchment and performance tool on our website.

A Property Video Tour is available and viewing is by appointment – please contact Boom for further information and a copy of the Home Report. The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. Thank you.

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