



MacDuff, Erskine

Offers Over £106,500





THE PROPERTY

Fabulous semi detached villa with separate GARAGE, child friendly gardens and 2 spacious double bedrooms.

Sought after semi detached villa situated in popular Erskine locale. A spacious family home with an abundance of storage space.

A spacious and welcoming reception hallway gives access to this exceptionally bright accommodation with ornate banister leading to the upper apartments and glass panel doors throughout the lower apartments offering lots of natural light to penetrate.

The elegant Lounge has a focal point fireplace with coal effect fire, laminate flooring and large double glazed window formation overlooking the back garden.

The Dining Kitchen has masses of storage with ample white cabinetry fitted to wall and floor and tasteful beech contrasting worktops and laminate flooring. There is a decorative tiled splashback and the kitchen is well appointed with electric oven and hob and is plumbed for an automatic washing machine. Double-glazed patio doors offer access to the rear of the property where an easily maintained lawn and decked patio area can be found. Gardens to front and rear are child friendly and easily maintained.

No expense has been spared on the brand new stunning contemporary bathroom with ultra-modern fixtures and fittings. Chrome vertical radiator and chrome fixtures and fittings complement the beautifully tiled bathroom with its' waterfall shower. There is also an additional downstairs w.c.

There are 2 spacious double bedrooms with the master benefitting from built in wardrobes – both have tasteful neutral décor and modern feature wall.

Storage in the property is outstanding with various large walk cupboards – one of which has been cleverly utilized as a dressing area.

Flooring in the home is a combination of laminate, tiles and carpet. Further benefits include UPVC double glazing and gas central heating for those cosy nights in.

The property has a separate garage just a short walk away.

The property is conveniently placed and is within a few minutes walk to the local primary school and secondary school is also closeby. For detailed schooling information, please refer to The Property Boom's school catchment and performance tool on our website.

North Barr offers a host of local amenities including a health centre, library, community hall and various shops which are closeby. 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 making this property ideally located.

Viewing is by appointment – please contact The Property 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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70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com