



St Annes Wynd, Erskine

Offers Over £199,000







## THE PROPERTY

**\*\*\*FULLY REFURBISHED DETACHED VILLA\*\*\*** Immaculately Presented in Sought-after location \*\*\* New Kitchen, New Bathroom and New Decking Area. Please watch The Property Boom's video for an in-depth tour of this fabulous family home.

This delightful family home is accessed from an easily maintained front garden with manicured lawns and mono block driveway which leads to the single garage. A welcoming reception hallway offers access to a contemporary spacious lounge with new architraves, a featured wall with designer wallpaper and a large bay window formation that allows natural light to flood in. Quality flooring has been recently fitted throughout the home.

The highly impressive dining kitchen features newly fitted white wall and floor mounted units that offer excellent storage and are complimented beautifully by the contrasting dark flooring. There is space for a plumbed in washing machine and an electric oven/grill and 4 ring gas hob with extractor are also included in the sale. This fabulous dining kitchen is engulfed with natural light from the large bay window and is further enhanced with a generously proportioned open-plan layout. The ground floor also has a well-presented W.C.

The delightful landscaped back garden has a newly fitted sociable decking area which soaks up the sun and is ideal for outdoor entertaining and dining alfresco in those summer months. The rear garden is very easily maintained with decorative planting, manicured lawns and a small patio which offers the perfect place to relax and unwind.

The upper hall level gives access to 3 good sized bedrooms all beautifully presented with built in storage. The recently fitted and superbly finished family bathroom offers super-stylish fixtures and fittings. The Bathroom consists of modern white sanitary ware, w.c. whb and gas-powered shower over the bath. In addition to this, there is a Gas Central Heating system and double glazing providing a lovely warmth throughout the home.

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 fabulous detached family home will be very popular and we highly recommend an early viewing.

Please watch Boom's video tour for a more detailed look. 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.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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