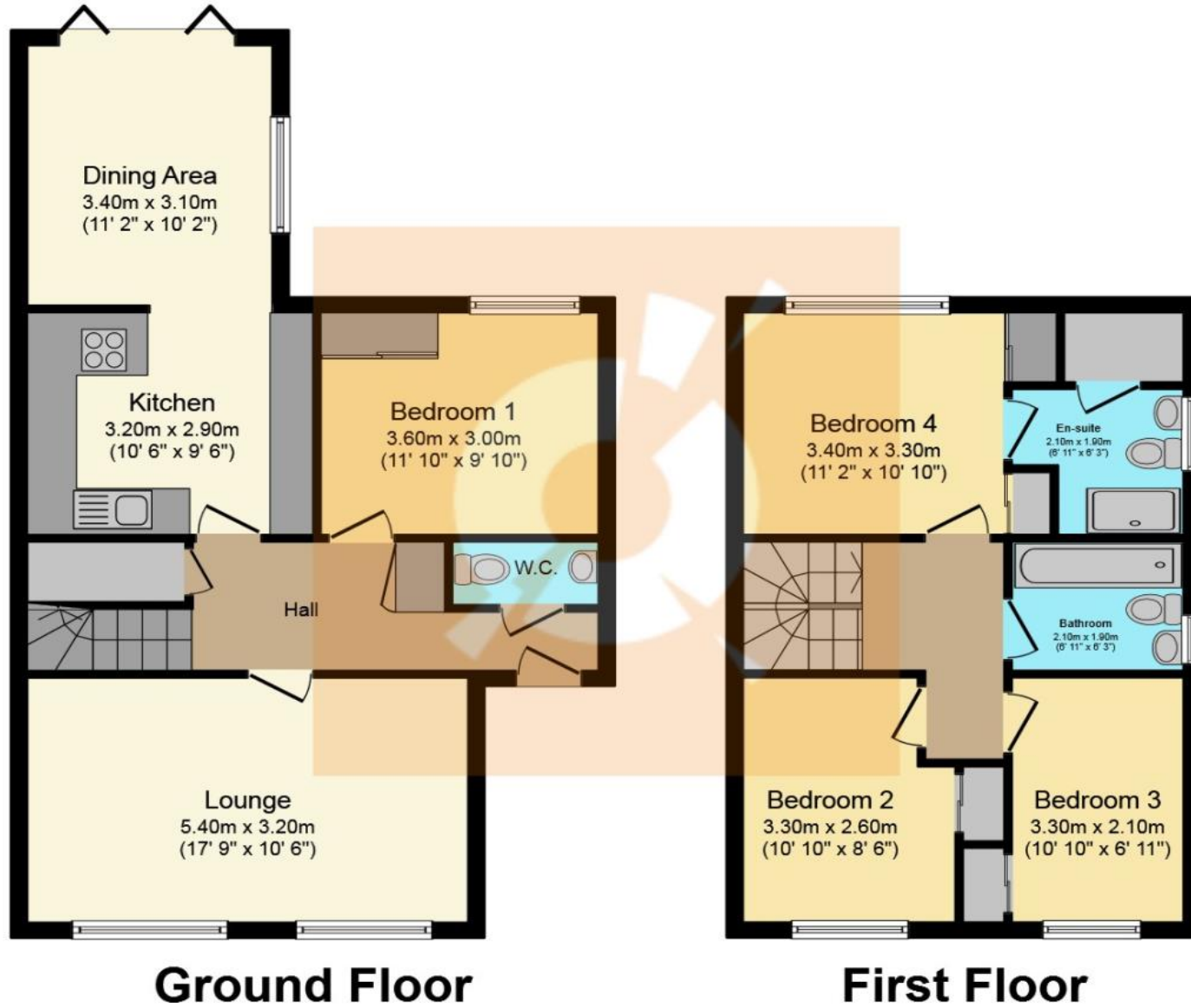




6 Garnie Oval, Erskine

Offers Over £220,000





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

## THE PROPERTY

**\*\*\*OUTSTANDING & EXTENDED HIGH-SPEC SEMI-DETACHED VILLA\*\*\*** If you have been looking for a property with an abundance of WOW factor, you have just found it.... Please call your personal estate agents The Property Boom for more details. Thank you.

Boom are thrilled to bring to the market this superior four-bedroom extended semi-detached villa within the ever popular Garnie Oval. Welcome to number six. The architects have cleverly designed the extension to create a sociable spacious open-plan living space that maximises the natural light. The bifolding doors in the dining area lead you seamlessly to the decking area which is the perfect place for outdoor entertaining and dining alfresco. The back garden is very easily maintained with synthetic grass and has wonderful uninterrupted views of the surrounding countryside.

The high specification Dining Kitchen with contrasting cream and aubergine cabinetry compliments this area to perfection. Numerous high-quality wall and floor mounted units offer excellent storage and an impressive range of integrated appliances include 2 ovens, eyelevel microwave with grill, coffee machine, 3 fridges, freezer, dishwasher, wine cooler, gas hob and cooker hood. The open-plan layout provides the perfect place for entertaining guests and the dining kitchen further benefits from underfloor heating.

Also located on the ground level is a superbly spacious lounge with dual window formations that allow natural light to engulf the room. The first of four generously proportioned bedrooms is next to a super-stylish w.c. and has built in mirrored wardrobes.

On the upper level can be found the extensive master bedroom with en-suite shower room and two further great sized and beautifully presented bedrooms both with fitted wardrobes. The en-suite and family bathroom have been refurbished to a high standard with only the finest fixtures and fittings on offer. Storage throughout the home is superb and a gas central heating system provides a lovely warmth in every room. To the front of the property is a well-maintained lawn and driveway.

Erskine offers a host of local amenities including a health centre, library, community hall and various shops which are only a 5-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 fabulous family home set within a highly desirable Erskine address will be very popular. 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. **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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