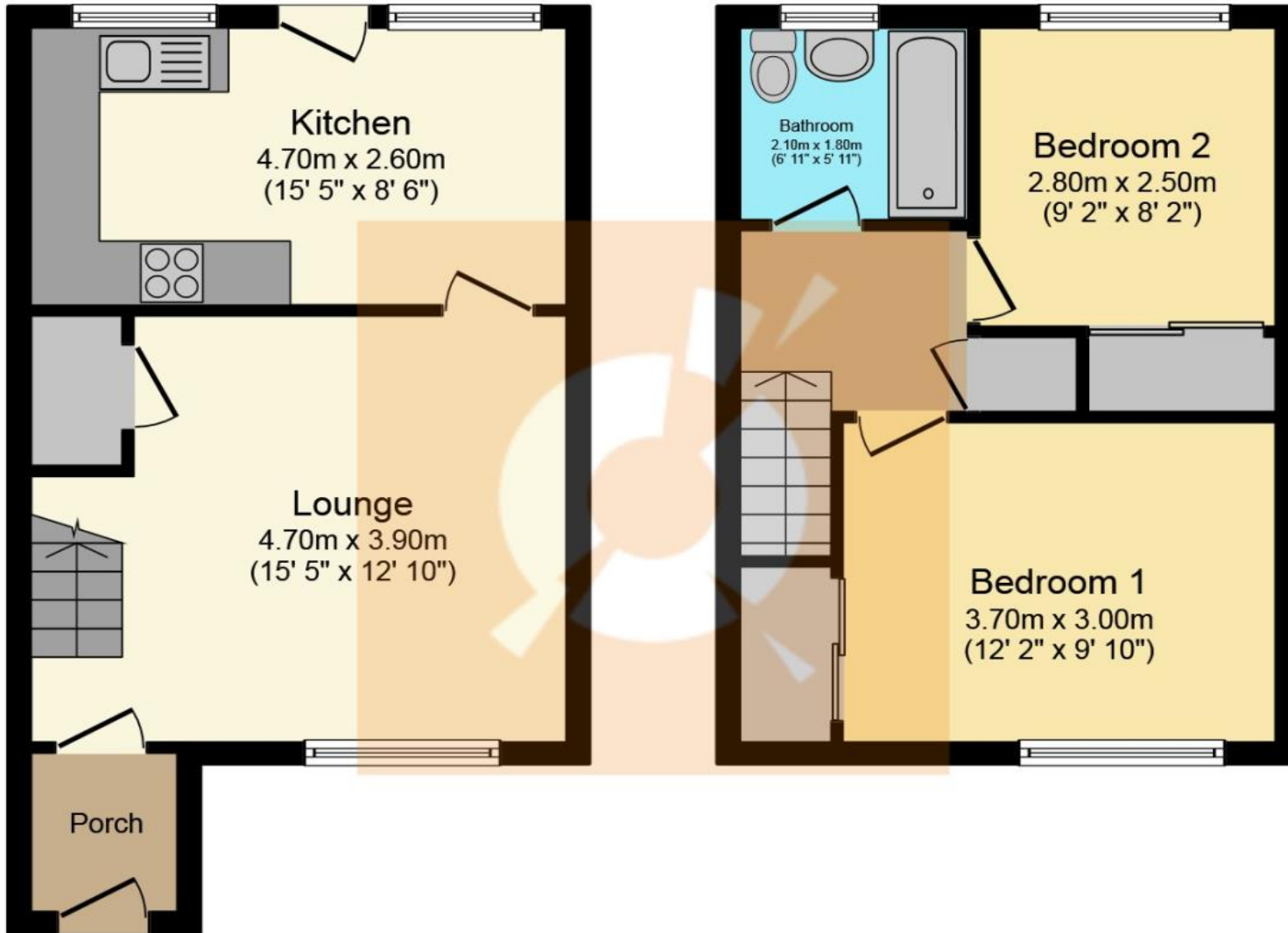




16 Ryat Linn, Erskine

Offers Over £147,000





Ground Floor

First Floor

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

THE PROPERTY

VIEW ONLINE OR IN PERSON ***STUNNING FAMILY HOME*** Beautifully presented semi-detached house over two levels with 2 great sized bedrooms, contemporary lounge, superbly spacious kitchen/dining area and an ultra-stylish family bathroom. This OUTSTANDING family accommodation is complimented by beautiful gardens and a large monobloc driveway. For much more information, please contact your personal estate agents, The Property Boom.

This wonderful property is presented to the market in walk-in condition and is a credit to the current owners' great taste in décor and super stylish fixtures and fittings. Upon entering the welcoming entrance porch, you quickly realise that this property has an abundance of natural light that comes from a large window formation within the lounge.

The fabulous family lounge has been stylishly decorated with warm, neutral décor and tasteful quality flooring. There is a focal point fireplace with electric fire which provides a lovely warmth, making this room perfect for those cosy nights in. The superbly spacious dining kitchen has numerous wall and floor mounted units offering excellent storage and an ideally located dining area can be found within the kitchen which offers the perfect place for hosting sociable events or sitting down to enjoy a lovely meal with family and friends.

The dining kitchen offers access to the beautifully maintained rear garden of this property featuring a sociable patio area which is the ideal place for dining alfresco and outdoor entertaining. There is a section laid to lawn meaning for minimal upkeep, mature shrubbery and timber fencing makes for a child-friendly garden as well as providing lots of privacy.

The upper level of this property can be accessed via a carpeted staircase with white timber handrail and offers access to two beautifully presented bedrooms which have been tastefully decorated throughout with fresh, neutral tones. Storage in the property is excellent with both bedrooms offering built-in wardrobes and a storage cupboard located in the upstairs hall.

The recently installed ultra-stylish, fully tiled bathroom has been presented immaculately. The bathroom comprises of a shower-over-bath with glass screen and waterfall shower head, there is a wash-hand-basin, W.C. and contemporary fixtures and fittings including an impressive underfloor heating system and vertical radiator.

This property further benefits from double-glazing and gas-central heating throughout.

Externally to the front of the property, there is a section laid to lawn meaning for easy maintenance, mature shrubbery and a large monobloc driveway to provide ample parking for various vehicles.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Erskine has a great selection of local amenities including shops, supermarkets, schools and transport services. Bus links give regular access throughout the area and into Glasgow City Centre. Bishopton train station and Glasgow Airport are within a 10-minute drive.

This contemporary family home will be very popular, and we would recommend an early viewing to avoid disappointment. Viewing is by appointment only. 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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