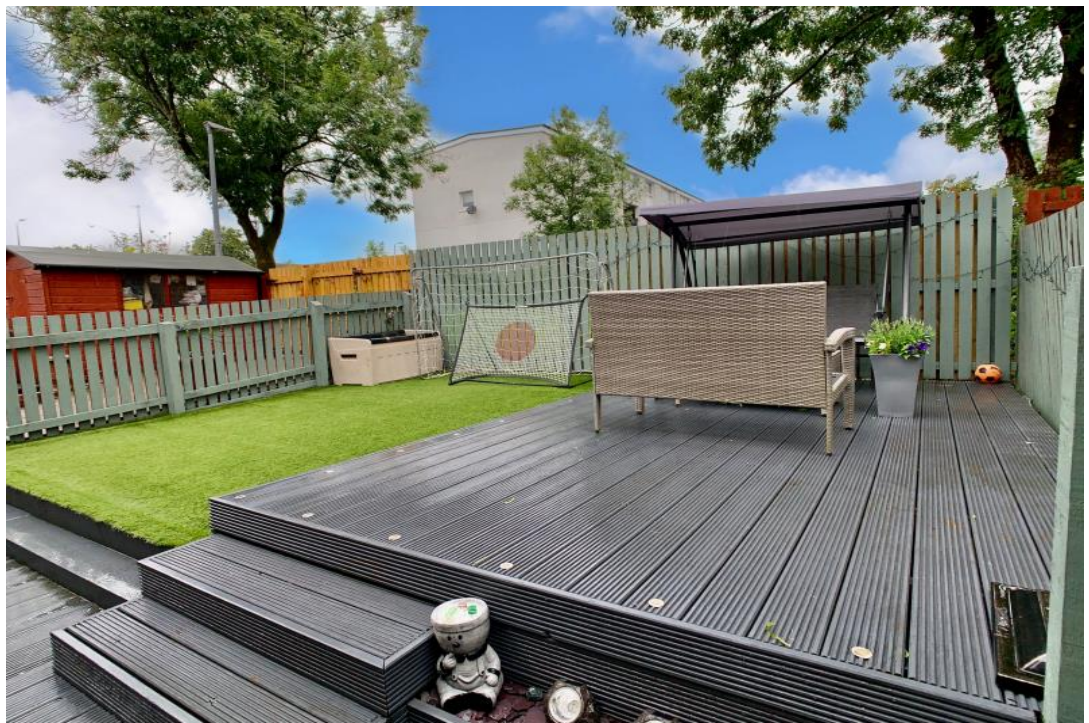
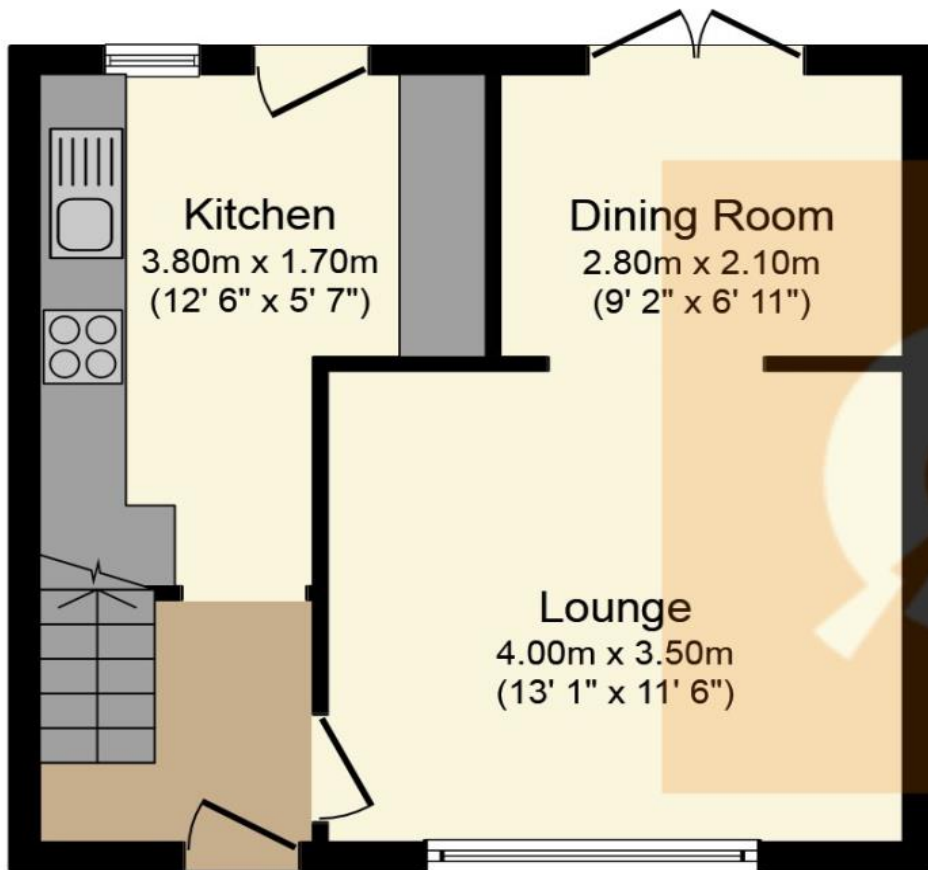




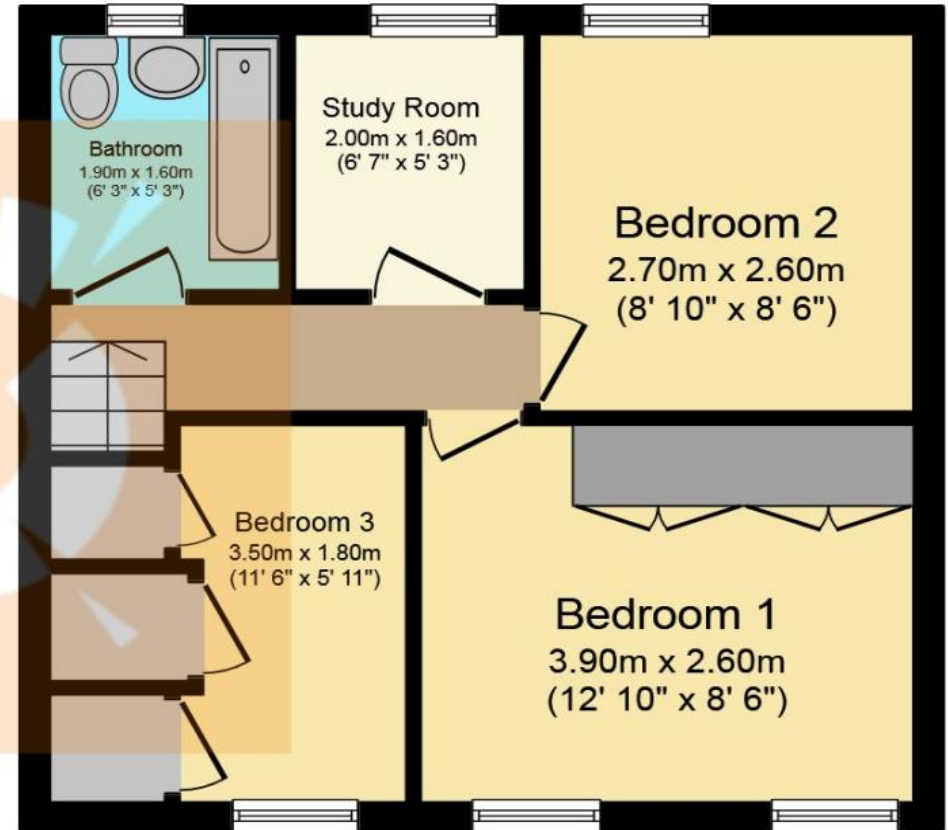
7 Erskinefauld Road, Linwood

Offers Over £115,000





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

*****EXCEPTIONALLY WELL-APPOINTED FAMILY HOME***** Bright and airy contemporary open plan living. This is a rare opportunity to purchase a wonderful mid-terraced property with a high specification kitchen and a luxurious family bathroom. **VIEW IN PERSON OR ONLINE.** For much more information and a copy of the Home Report, please contact Paisley Property Boom.

From the moment you enter this fantastic property you quickly realise that no expense has been spared by the current owners in the upgrading of this fabulous mid-terraced villa.

The generously proportioned family lounge features dual-aspect double-glazed window formations which flood the entire area with natural light. The lounge has been stylishly decorated throughout with fresh neutral tones and fitted carpets help to create a cosy feel.

From the Lounge you will find the Dining Room which offers the perfect space to enjoy a lovely meal with family and friends. French doors lead out to the beautifully landscaped back garden featuring a raised sociable decking area which is ideal for outdoor entertaining/dining alfresco. An area of synthetic lawn means for extremely easy maintenance and timber fencing creates a child-friendly garden as well as providing lots of privacy.

The family kitchen is simply stunning and has been professionally fitted to include a quality range of white high gloss floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. The kitchen is further complemented with a host of integrated appliances to include a child-friendly induction hob and oven.

Access to the upper level of the property is via a carpeted staircase with timber handrail. This property benefits from three beautifully presented bedrooms with excellent storage solutions and a separate study room.

The immaculate family bathroom comprises of a three-piece bathroom suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin. Contemporary chrome fixtures and fittings can be found throughout to include the waterfall taps.

This property further benefits from gas-central heating and double-glazing throughout, providing each room with a lovely warmth.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Linwood has a great selection of amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area into Paisley, Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

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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