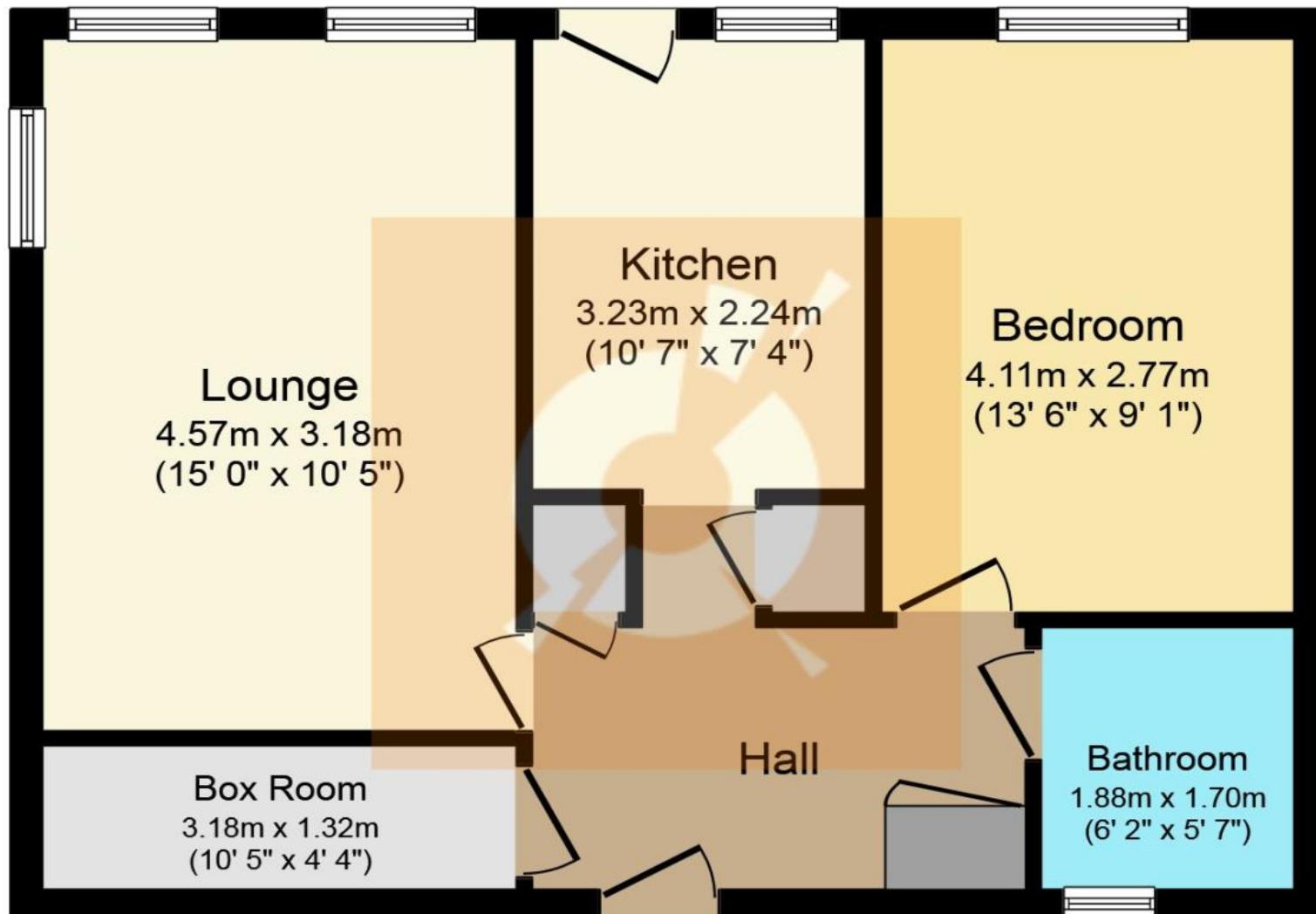




8 Park Green, Erskine

Offers Over £87,000





**Floor Plan**

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

## THE PROPERTY

The Property Boom are delighted to introduce to the market this seldom available 1-bedroom bungalow which has been presented to the market in true walk in and start living condition.

First impressions are everything and that is certainly the case upon entering the bright and airy reception hallway, setting the tone for the rest of this beautiful property.

The fabulously spacious lounge contains dual-aspect window formations, infusing the room with natural light and further enhancing the feeling of bright airy spaciousness that you get when you first walk into this property. The lounge has been tastefully decorated with contemporary wall coverings and fitted carpets and an illuminating focal point fireplace with electric fire provides a lovely warmth, perfect for those cosy nights in.

The high specification kitchen is simply stunning and has been professionally fitted to include a quality range of wall and base mounted units with a contrasting worksurface, creating a fashionable and efficient workspace and is further complimented with an ultra-modern breakfast bar. Quality flooring provides a lovely clarity to this entire space and is enhanced by both statement lighting and under cabinet task lighting.

The kitchen offers access to the easily maintained rear garden which is fully enclosed making it a safe and secure environment for children and pets alike. Timber steps with LED spotlighting lead to a raised sociable decking area, ideal for outdoor entertaining/dining alfresco and there is a garden shed which is perfect for storing indoor/outdoor equipment.

The generously proportioned double bedroom presents fantastic storage solutions with built-in wardrobes. There is also a well-appointed study which is the perfect space for those working from home. Both rooms have been tastefully decorated and fitted carpets help to create a cosy feel.

The recently installed bathroom is presented in pristine condition. There is a three-piece bathroom suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit. Super stylish fixtures and fittings can be found throughout to include a chrome heated towel rail and waterfall tap.

This fabulous accommodation further benefits from double-glazing and gas-central heating, providing all rooms with a lovely warmth.

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 Bishopston 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 contemporary bungalow will no doubt be very popular therefore we would highly recommend 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.

[www.thepropertyboom.com](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)