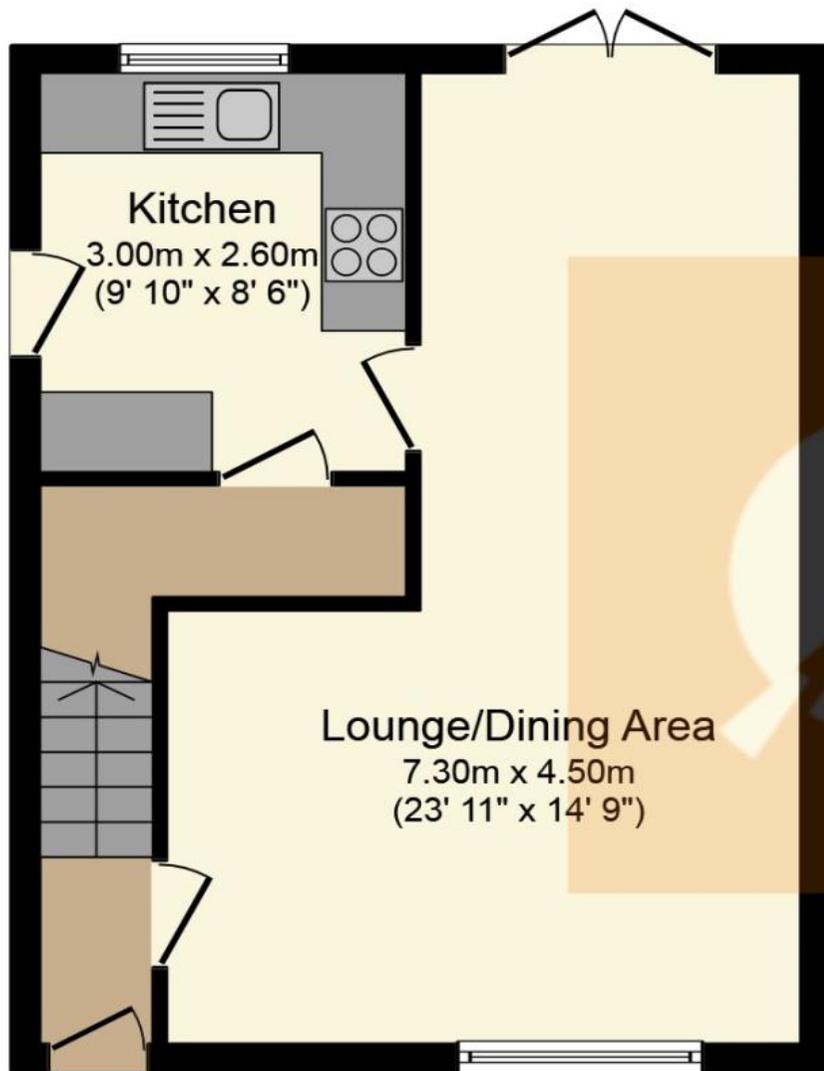




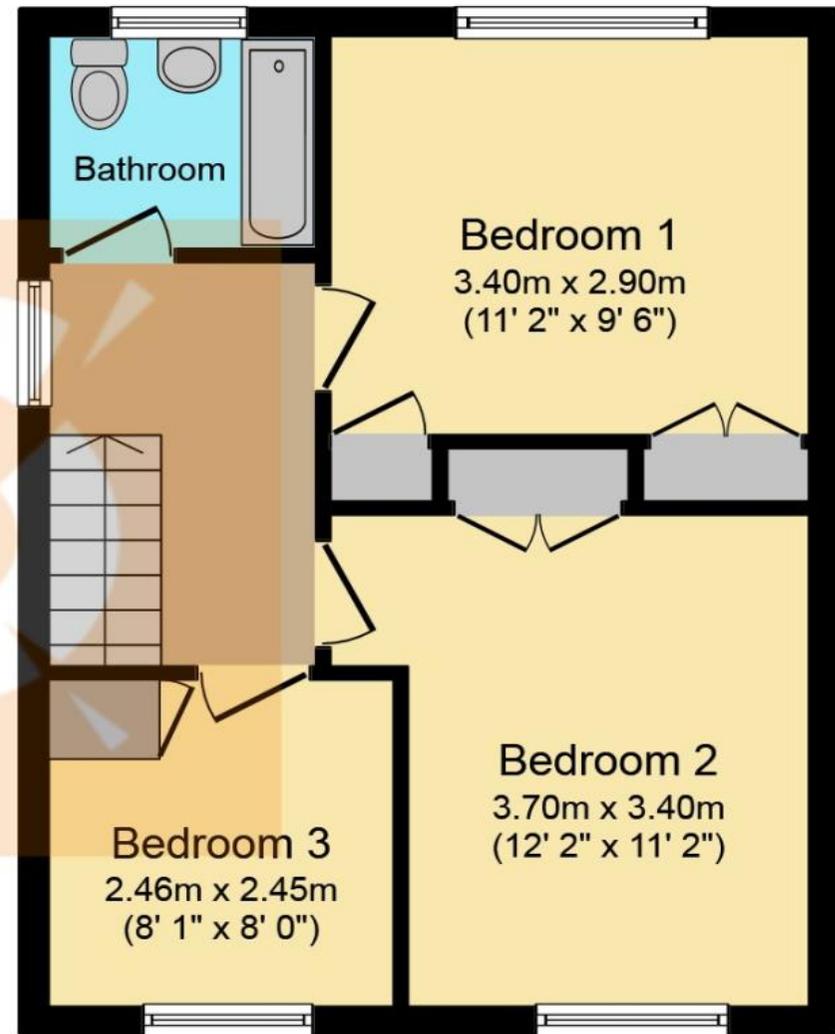
15 Flures Avenue, Erskine

Offers Over £189,000





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

If you have been looking for a beautifully-maintained spacious family home set within a highly desirable Erskine location, welcome to 15 Flures Avenue. This superb family home includes the perfect solution for those now working from home with the amazing garden office (3.45m x 2.85m) which is double glazed, is fully insulated and gas central heating.

You can be reassured to how well maintained the property is with the Home Report having all 1's.

You will immediately be drawn to the fabulous open-plan lounge/dining area featuring dual-aspect, double-glazed window formations which awash this whole area with natural daylight. The lounge has been stylishly decorated throughout with modern colours and quality flooring leads seamlessly over to the Dining area which is the perfect place to appreciate a lovely home-cooked meal.

The clever open-plan layout offers the perfect space for entertaining guests all year round and elegant French doors lead out to a large sociable patio, ideal for dining alfresco. The garden is fully enclosed making it a safe and secure environment for children and pets alike. It is partially laid to lawn, which is synthetic, making for easy maintenance and a selection of decorative planting and mature shrubbery enhances the charm of this entire space. There is an outstanding summerhouse which offers fabulous flexible living, this space is currently being utilised as a garden office, perfect for those who work from home and is wonderfully complimented with gas-central heating and double-glazing.

The kitchen has been professionally fitted to include a quality range of wall and base mounted units with a striking worksurface, creating a fashionable and efficient workspace. There is a composite sink with chrome mixer tap, 4-ring induction hob with electric oven/grill and extractor hood which will all be included within the sale of this property, making it an excellent purchase for first-time buyers or professionals alike.

A carpeted staircase with white timber handrail offers access to all apartments on the upper level. There are three generously proportioned bedrooms which have all been beautifully decorated with fresh neutral tones. All three bedrooms are further complimented with built-in mirrored wardrobes, offering superb storage capacity.

To conclude this fantastic accommodation internally is the ultra-modern family bathroom. There is a shower-over-bath with, w.c. and wash-hand-basin which has been contained within a stylish vanity unit. Contemporary chrome fixtures and fittings can be found throughout including the waterfall shower head.

Externally, there is a large monobloc driveway to the front providing ample parking for various vehicles and a section of manicured lawn requiring minimal upkeep. The property further benefits from gas-central heating and double-glazing, providing all rooms with a lovely warmth.

This fabulous family home is a real credit to its current owners and we strongly urge an early viewing as properties of this calibre rarely come to the market.

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.

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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