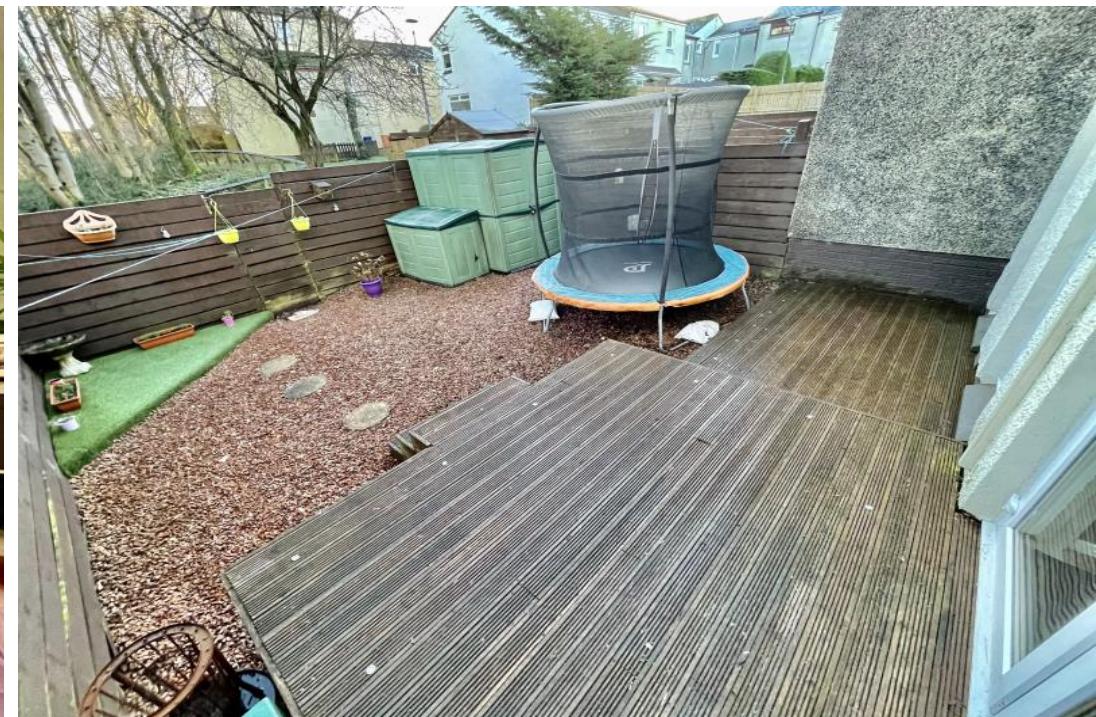
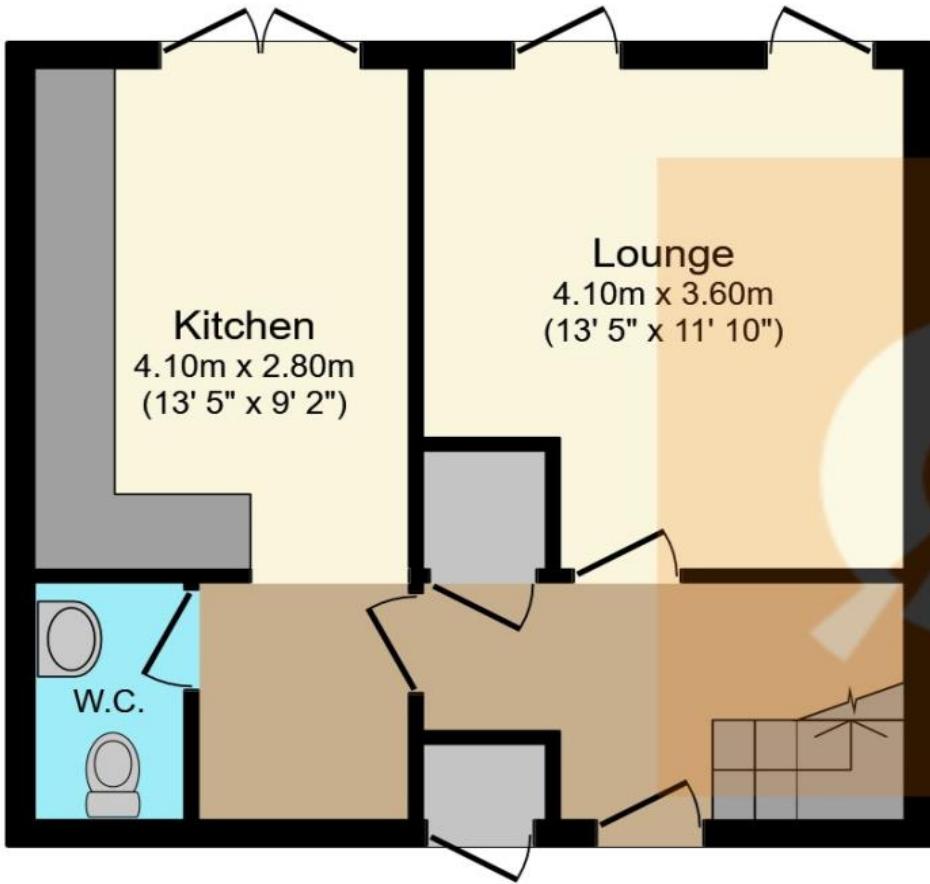




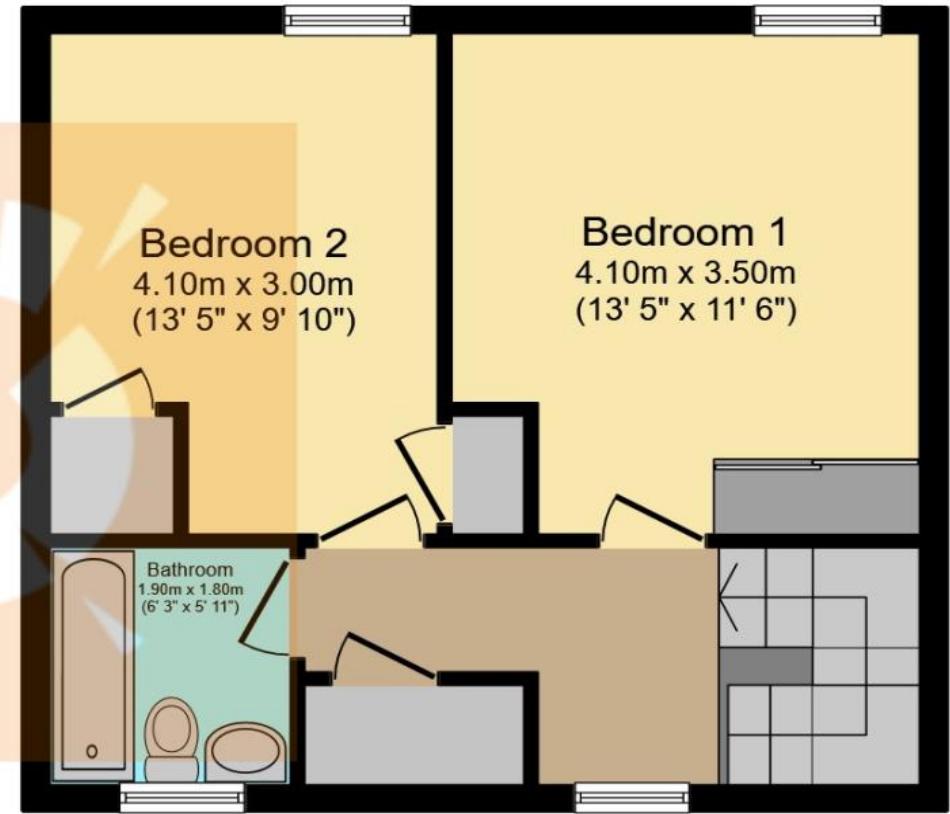
122 Mains Hill, Erskine

Offers Over £114,500





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

Welcome to No. 122 Mains Hill and this wonderful family home which has been maintained to a high level by our client, and has been presented to the market in true walk-in and start living condition.

Access to the property is via a stylish UPVC door leading you in the first instance to the warm, welcoming reception hallway.

The sumptuous family lounge is infused with natural light from the dual aspect. This room has been stylishly decorated with contemporary tones and quality flooring and a charming electric fireplace creates a fabulous focal point, offering the perfect space to relax and unwind after a long day.

The high-specification dining kitchen has been professionally installed to include a quality range of wall to floor mounted units with a contrasting worksurface, creating a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap and integrated appliances include a 4-ring gas hob with extractor hood, oven and microwave, which will all be included within the sale, making this a fantastic purchase for a first-time buyer or professionals alike.

The designated dining area presents a fabulous space for indoor entertaining or enjoying a lovely home-cooked meal with family and French doors lead out to the easily maintained rear garden. The back garden is fully enclosed, making it a safe and secure environment for children and pets alike. There is a large sociable decking area, ideal for outdoor entertaining/dining alfresco and a garden shed provides additional storage space for indoor/outdoor equipment.

To complete the ground floor of this fabulous accommodation is the downstairs w.c. which is so elegant in its simplicity.

Access to the upper level is via a carpeted staircase with timber bannister providing access to two beautifully presented double bedrooms. Bedroom one is wonderfully complimented with built-in wardrobes, offering fantastic storage solutions.

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

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful 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 fabulous family home will no doubt be very popular therefore 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.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com