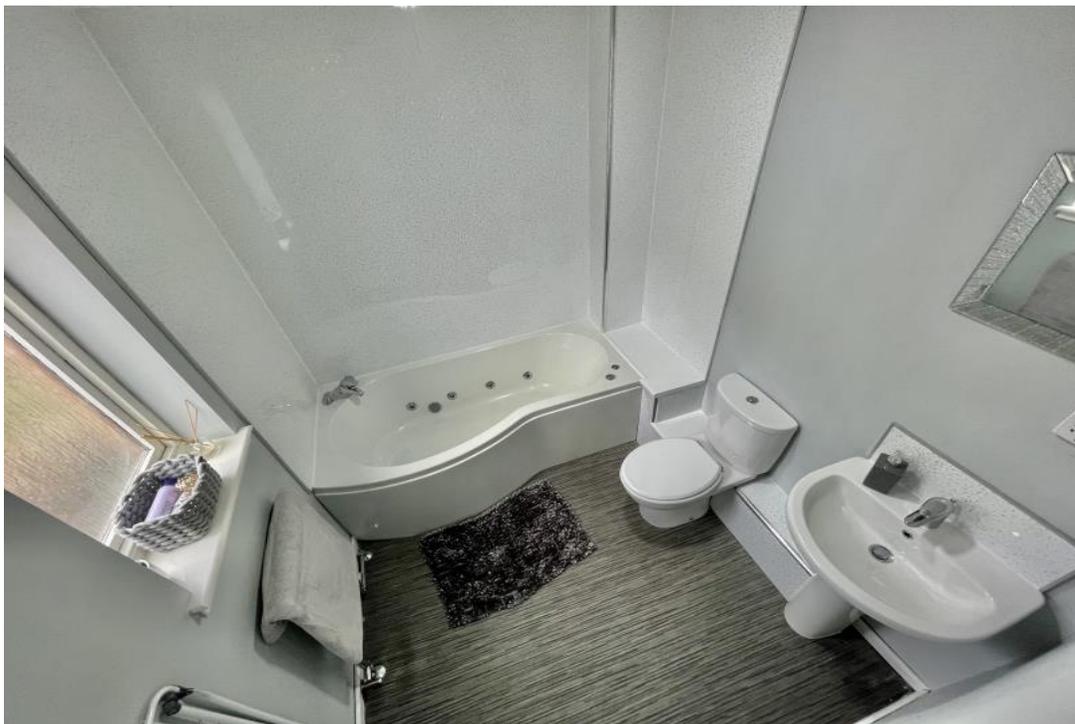




16 Parkvale Avenue, Erskine

Offers Over £245,000





**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

Welcome to No. 16 and this wonderful 4-bedroom detached family home in the ever-popular Parkvale Avenue, Erskine. Upon entering, you will quickly notice the impressive scale of this ultra-modern accommodation.

The bright and airy lounge/diner is a great sized space and is awash with natural sunlight thanks to the dual aspect. The lounge has been beautifully decorated with contemporary tones and solid wood flooring, offering a cosy space to relax with family and Elegant Patio doors lead through to a charming conservatory. This room is an excellent use of space and provides a further family room that can be used all year round. The conservatory is the perfect spot to relax and admire the beautifully landscaped rear garden which is predominantly laid to lawn with two sociable decking areas, ideal for outdoor entertaining/dining alfresco.

The high specification kitchen features a quality range of wall and base mounted units with contrasting black sparkle countertops, providing 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, double oven and dishwasher which will all be included within the sale. There is a separate utility room off the kitchen, housing additional space for appliances. Bedroom 4 is a luxurious space which further benefits from mirror fitted wardrobes and ultra-modern en-suite shower room with walk in shower cabinet, and the wash hand basin is contained within a stylish high-gloss vanity unit. The 3 remaining bedrooms are presented to an equally high standard, with Bedroom 1 also benefitting from an en-suite shower room. The pristine Family Bathroom has a shower-over-bath with jacuzzi and is extremely modern with contemporary fixtures and fittings throughout.

Externally to the front of the property is a low maintenance garden and a gated driveway with electric vehicle charging point. Gas-central heating and double-glazing can be found throughout, providing all rooms with a delightful warmth.

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.

We have no doubt this spacious family home will be very popular therefore 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