



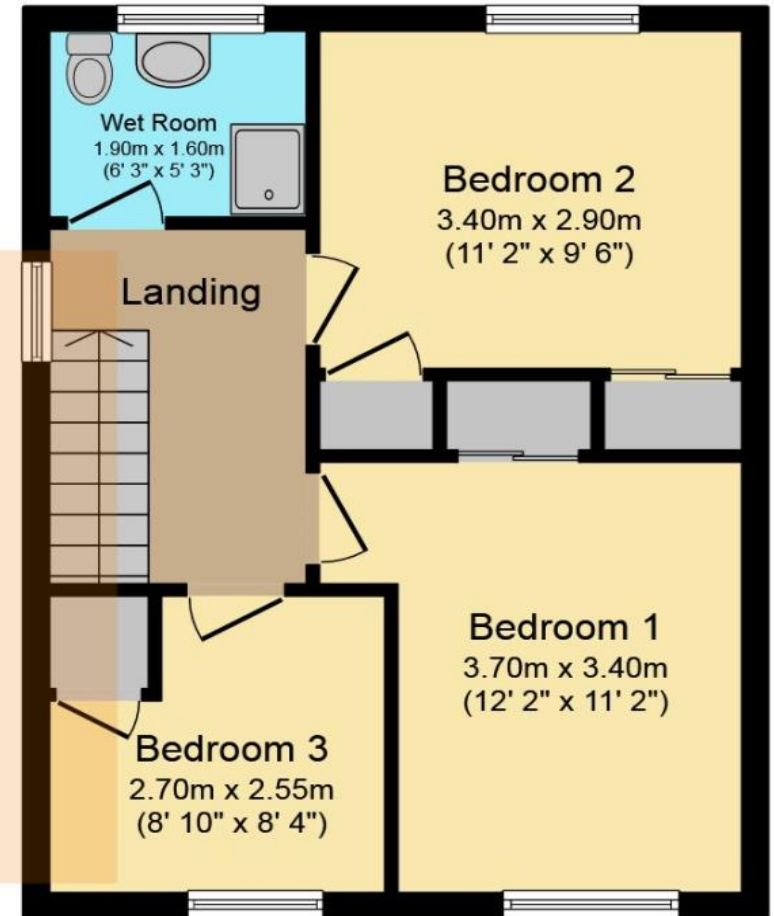
10 Broomlands Crescent, Erskine

Offers Over £220,000





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 3-bedroom detached villa with great scale and volume throughout, then look no further. Welcome to No. 10 Broomlands Crescent and this extended family home located in a popular residential development.

Externally, a large monobloc driveway leading to garage provides ample off-road parking for various vehicles. Upon entering via the bright entrance porch and in turn to the welcoming reception hallway, you quickly notice the impressive scale of this wonderful accommodation.

The superbly spacious open-plan lounge/dining room is awash with natural sunlight coming from the dual aspect and has been decorated with warm, neutral tones. A designated dining area offers the perfect space for entertaining family and friends.

Through from the dining room is a good-sized kitchen where ample storage is provided via a range of wall to floor mounted units. Included in the sale is a standalone gas cooker, extractor hood and dishwasher. Our clients have cleverly extended this property to incorporate a separate utility room which is generous in size, housing additional space for the likes of a washing machine, tumble dryer and fridge freezer.

The back garden offers a wonderful child-friendly space to soak up the summer sun with a manicured lawn and substantial patio area, ideal for outdoor entertaining/dining alfresco. There is a useful garden shed and a selection of mature shrubbery and decorative planting enhance the charm of this entire space.

The upper level gives access to 3 generously proportioned bedrooms which all have natural light in abundance. Completing this wonderful family home internally is the immaculate wet room with electric shower, w.c. and wash-hand-basin.

Warm air heating and double glazing can be found throughout, providing all rooms with a delightful warmth. Please note not guarantees will be provided for any appliances.

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 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.

This wonderful family home set within an exclusive Erskine development 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