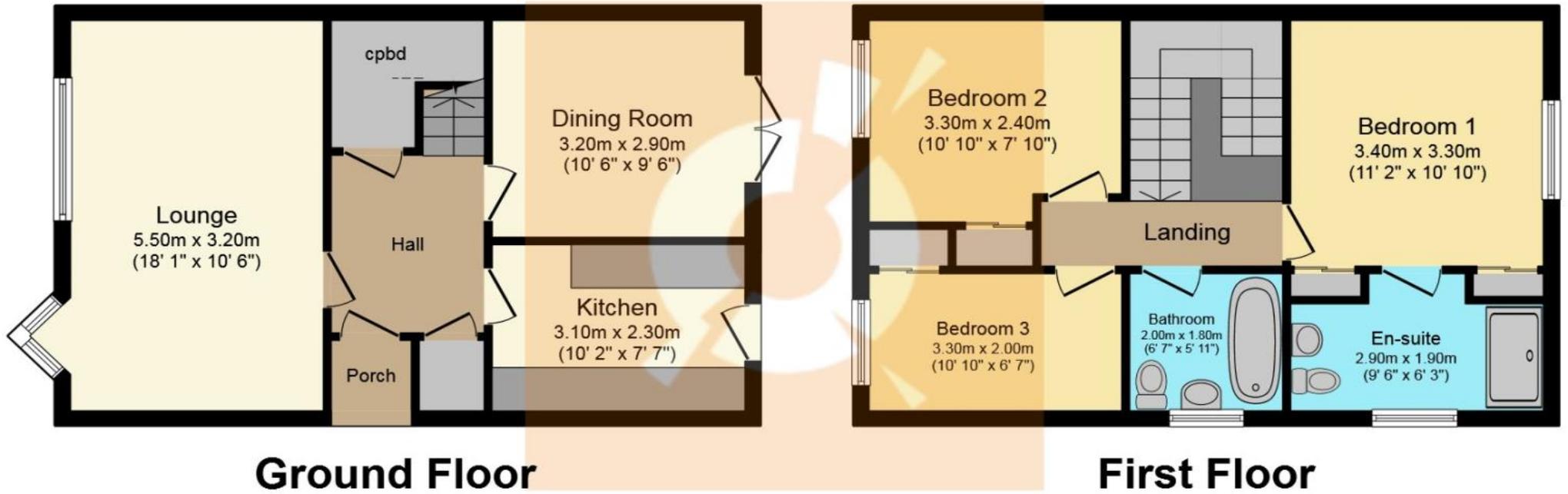




16 Garnie Lane, Erskine, PA8 7BQ

Offers Over £199,500





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

## THE PROPERTY

This stunning family home offers the discerning purchaser both design and contemporary style. The property is a credit to our clients who have sympathetically enhanced the internal décor to create a warm and cosy ambiance throughout.

The accommodation has fantastic kerbside appeal, featuring a mature front garden that runs parallel to the driveway, providing off-road parking for multiple vehicles. Entry is via a large welcoming entrance hall which leads off into the lounge. The sumptuous family lounge is strikingly spacious with warm, neutral tones and is a marvellous space that lets in lots of natural light owing to the dual aspect.

The high-specification kitchen boasts an array of crisp-white wall to floor mounted units with contrasting countertops, creating a fashionable and efficient workspace. Integrated appliances include a 5-ring gas hob with extractor hood, oven, microwave, fridge freezer and dishwasher which will all be included within the sale, making this a terrific purchase for a first-time buyer or professionals alike.

The Dining Room is a wonderful space for entertaining all year round and has French double doors leading out into the fully enclosed rear garden, which really gives that WOW factor! There are beautifully planted raised beds, a large sociable decking area with ample space to enjoy those summer BBQ's and is complete with a further sheltered decking area which is a fantastic space for outdoor entertaining and alfresco dining all year round. The rear garden further benefits from a timber shed which is ideal for storing indoor/outdoor equipment.

You will find 3 good sized bedrooms on the first floor, with the master boasting its own super stylish en-suite shower room. Upstairs also houses the main family bathroom which is contemporary in style to include a modern three-piece suite including a bathtub, w.c., wash-hand basin, quality tiling and a chrome heated towel rail.

Due to its prime location and 'move in' condition, we expect a lot of interest in this property. If you like what you see, please get in contact today!

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 exceptional 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.**

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