**10 Fern Avenue, Erskine**

**Offers Over £149,995**

## Lounge
**4.20m x 3.70m**
(13' 9" x 12' 2")

## Kitchen
2.50m x 1.70m
(8' 2" x 5' 7")

## Hall
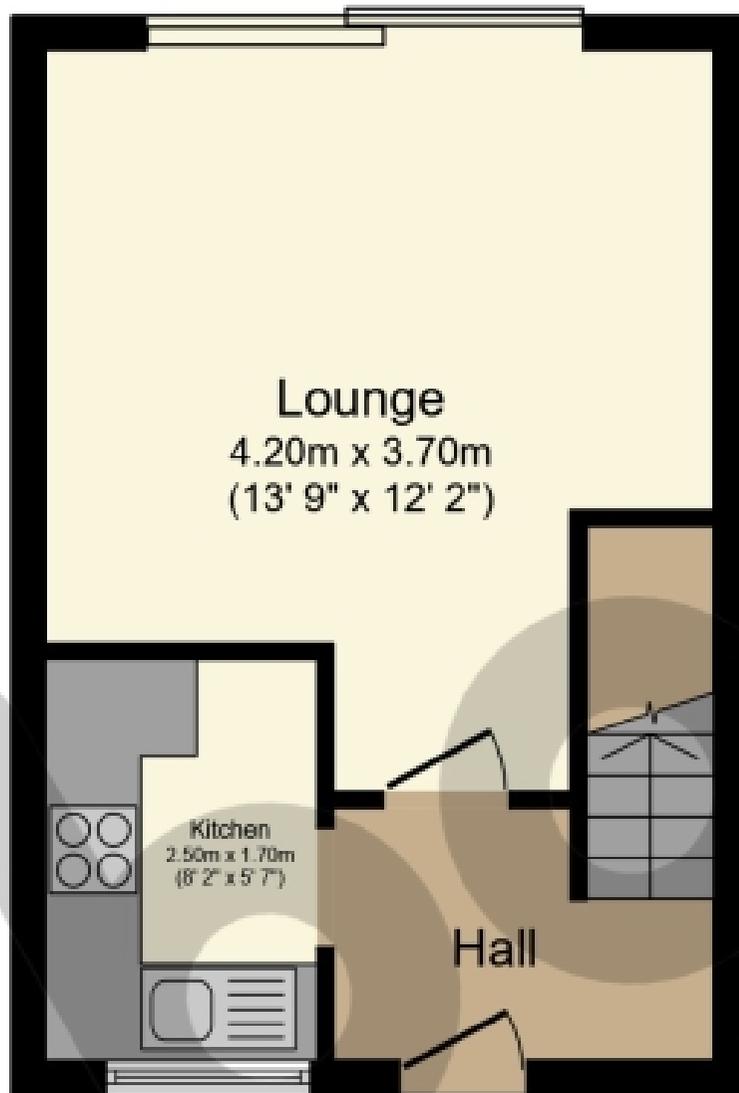
## Ground Floor
Floor area 26.5 sq.m. (285 sq.ft.)

## Bedroom 2
**2.90m x 1.50m**
(9' 6" x 4' 11")

## Shower Room
**2.10m x 1.80m**
(6' 11" x 5' 11")

## Master Bedroom
**3.90m x 2.70m**
(12' 10" x 8' 10")
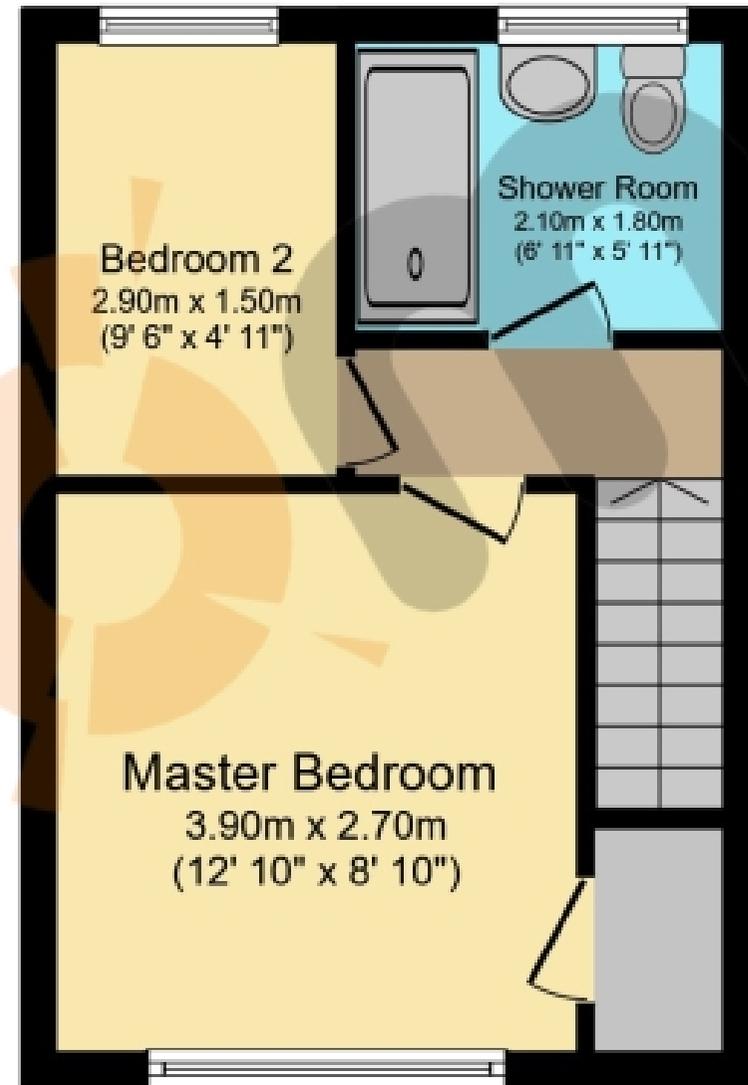
## First Floor
Floor area 26.5 sq.m. (285 sq.ft.)

**Total floor area: 52.9 sq.m. (570 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# THE PROPERTY

Welcome to No.10 Fern Avenue-a fabulous, terraced home nestled in the ever-popular Erskine locale. Just a short drive from local amenities and offering spacious, well-proportioned rooms, this property is perfectly suited to first-time buyers and families alike.

Step into the property via a welcoming vestibule, which opens into a generously proportioned and contemporary lounge. A sleek media wall serves as a stylish focal point, beautifully complemented by neutral décor to create a warm and inviting atmosphere. The space is bathed in natural light, with patio doors leading out to a sociable decking area-perfect for relaxing or entertaining.

The ultra-modern kitchen is well appointed with a sleek range of glossy white base and wall units, perfectly complemented by elegant marble-effect countertops. Integrated appliances include a four-burner gas hob, a composite sink, and a built-in oven-combining style with everyday functionality.

Upstairs, you'll find two spacious bedrooms alongside the family bathroom. The large master bedroom features a contemporary wooden panelled accent wall, adding a touch of modern sophistication. A picture window fills the room with natural light, while built-in cupboards offer ample storage. Both bedrooms are generously proportioned, providing comfortable and stylish living spaces.

The newly renovated shower room features pristine white tiling, creating a fresh and immaculate space to unwind and refresh. It is equipped with a spacious walk-in shower, a WC, and a wash hand basin set within a vanity unit, providing both style and practical storage.

The south facing rear garden benefits from a newly installed decking area – creating a perfect sociable space. The synthetic lawn allows a low maintenance garden. The garden is fully enclosed making it the ideal spot for children and pets to play.

Ample parking is available to the rear of the property via a convenient car park. Additionally, the home is equipped with a highly efficient air source heat pump, ensuring effective and eco-friendly heating throughout.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com