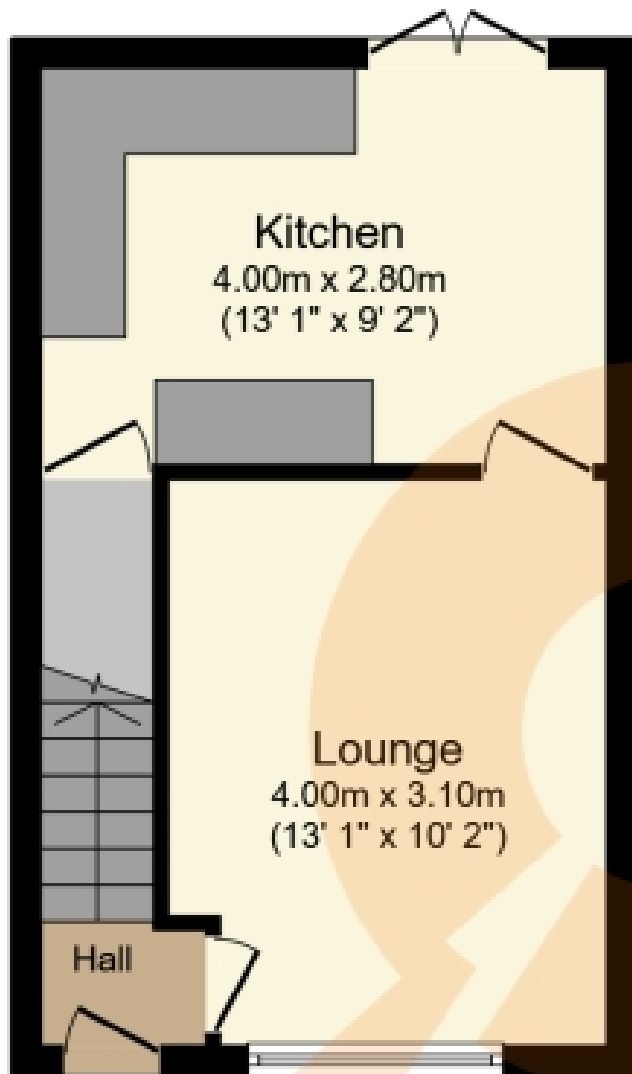




**102 Mainscroft, Erskine**

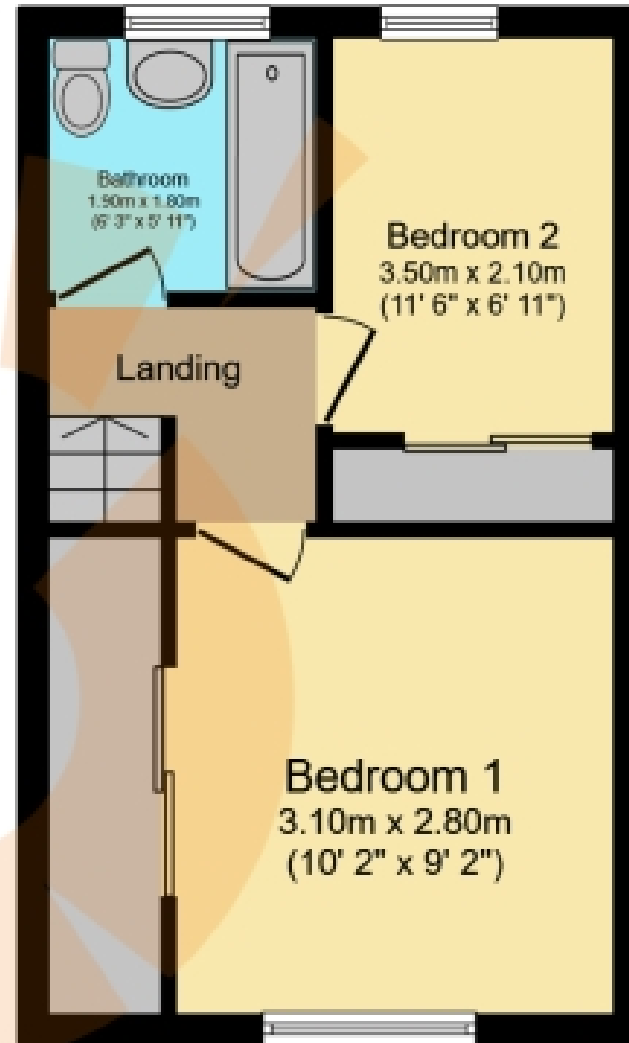
**Offers Over £155,000**





### Ground Floor

Floor area 27.6 m<sup>2</sup> (297 sq.ft.)



### First Floor

Floor area 27.6 m<sup>2</sup> (297 sq.ft.)

**TOTAL: 55.2 m<sup>2</sup> (594 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\*FANTASTIC FIRST-TIME PURCHASE WITHIN SOUGHT-AFTER DEVELOPMENT \* MODERN KITCHEN & BATHROOM \* EXCELLENT IN-BUILT STORAGE \* FULLY ENCLOSED REAR GARDEN \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**  
Situated within the sought-after Mainscroft development, No.102 is a fabulous, terraced home offering spacious accommodation. The home benefits from no onward chain and makes for a fantastic first-time purchase or downsizing opportunity located less than a 10-minute walk from a host of local amenities.

To the front of the home is plentiful parking for both residents and visitors with a paved walkway and manicured lawn section leading to front entrance. The family lounge boasts generous dimensions, complimented by an abundance of natural light and neutral décor for a relaxing space.

The well-appointed dining kitchen holds an array of gloss wall and base mounted units paired with light worktops for a stylish and efficient workspace. The kitchen further benefits from a host of quality integrated appliances including a four-ring gas cooker, oven and fridge freezer alongside space for freestanding appliances where desired. The spaciousness of the kitchen allows for dining space with charming French doors leading to the rear garden.

Into the upper level are two well-proportioned bedrooms, both boasting excellent in-built storage in the form of sliding mirrored wardrobes. Completing the property internally is a modern three-piece family bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin alongside chrome fixtures & fittings.

The rear garden is fully enclosed and comprising of a sociable patio area and manicured lawn section with access to the rear offering the perfect space for children and pets alike.

The property further benefits from gas central heating and double glazing creating a lovely warmth throughout all year round.

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.

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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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