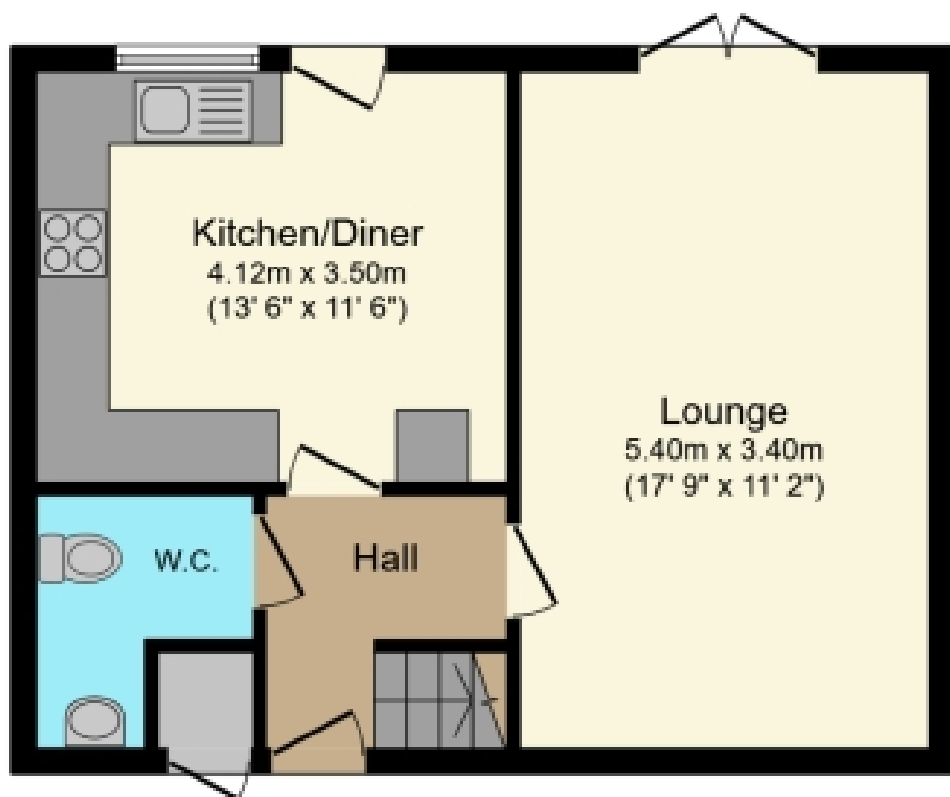




32 High Parksail, Erskine

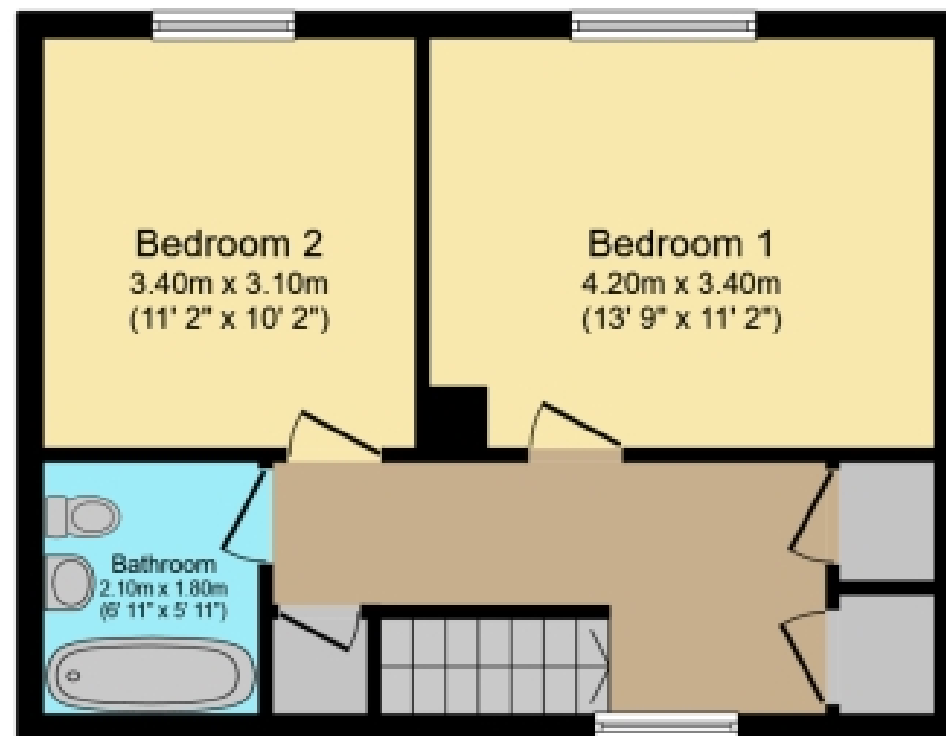
Offers Over £155,000





Ground Floor

Floor area 41.4 sq.m. (446 sq.ft.)



First Floor

Floor area 41.4 sq.m. (446 sq.ft.)

TOTAL: 82.9 sq.m. (892 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

*HD PROPERTY VIDEO TOUR AVAILABLE * NEW ROOF * NEW WINDOWS * NEW KITCHEN * Stunning 2-bedroom end-terrace villa within a popular Erskine location. *NEWLY FITTED ULTRA-MODERN BATHROOM * View in Person or Online. Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report.

Step inside with our HD property video tour and explore this wonderful two-bedroom end-terrace villa, perfect for families and first-time buyers. Located in a popular High Parksail area, this beautifully refurbished home boasts a range of modern updates, ensuring comfort and style.

On approach to the property, you will notice the newly installed roof, doors and windows, providing both aesthetic appeal and peace of mind.

Upon entering the warm and welcoming hallway, you will be thrilled with the standard of upgrades that are on offer. The bright and airy lounge benefits from excellent natural light, with patio doors leading directly to the back garden patio, perfect for indoor-outdoor living and entertaining. Additionally, the property includes a convenient downstairs W.C., ideal for guests and daily use.

The newly installed contemporary kitchen comprises of a quality range of wall to floor mounted units with contrasting granite worksurfaces, providing a fashionable and efficient workspace. There is a composite sink with chrome mixer tap, integrated appliances include; electric oven/grill, 4 ring hob, illuminated LED extractor hood and dishwasher which will all be included within the sale, making this an excellent purchase for a first-time buyer or families alike. The superbly spacious Kitchen also boasts a designated dining area providing the perfect place to share a homecooked meal with family or friends.

Access to the rear garden is via a new double glazed UPVC door within the kitchen. The garden is fully enclosed with new fencing, creating a safe and secure environment for children and pets. A sociable patio area is ideal for outdoor entertaining/dining alfresco and a well-maintained lawn enhances the charm of this wonderful garden. The upper landing benefits from excellent in-built storage cupboards, providing space for larger utility items. The upper level offers two generously proportioned double bedrooms, both presented beautifully, each providing ample space for relaxation and storage.

To complete this wonderful accommodation internally is the newly fitted, highly modern Family Bathroom. Comprising of comprising of a three-piece bathroom suite to include; shower-over-bath with glass screen, W.C., and wash-hand-basin within a stylish vanity unit. Contemporary tiles and fresh white sanitary ware keeps the entire space bright and low maintenance. Super stylish fixtures and fittings can be found throughout to including chrome mixer tap and chrome heated towel rail. With gas central heating and new radiators, every room is kept warm and comfortable throughout the year. The property's location is perfectly suited for families, offering an exceptional choice of local schooling and easy access to various amenities.

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 fabulous family home 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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