



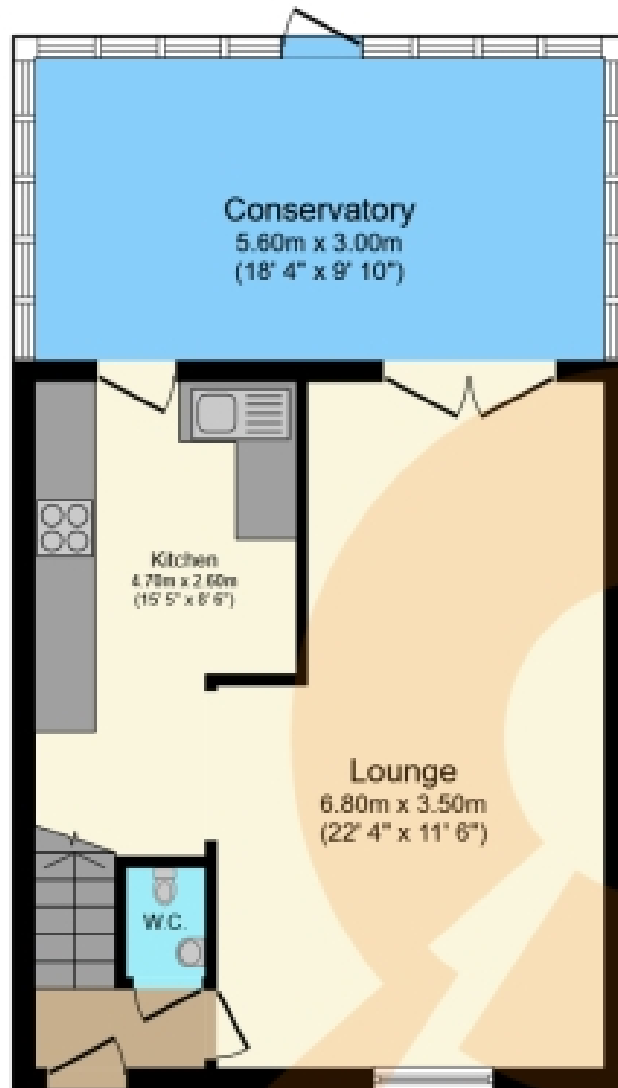
**15 Broomhill Crescent, Erskine**

**Offers Over £180,000**



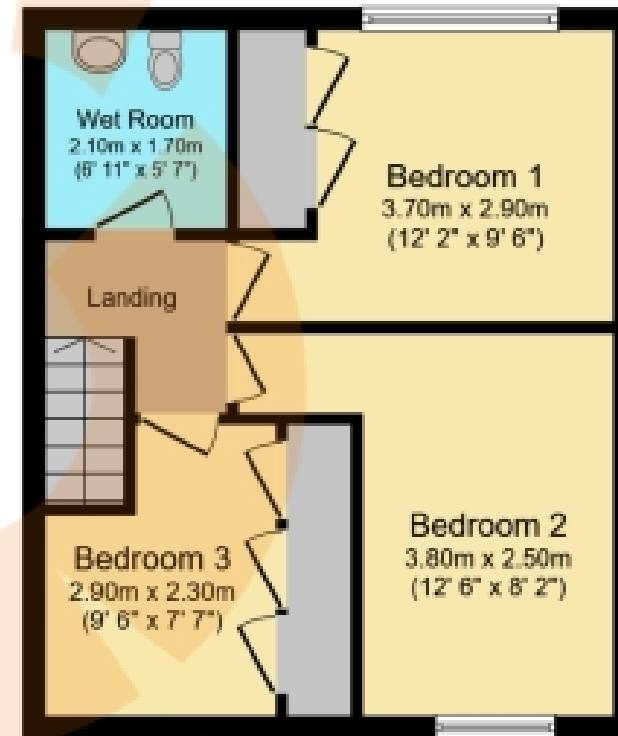






## Ground Floor

Floor area 56.5 sq.m. (608 sq.ft.)



## First Floor

Floor area 38.4 sq.m. (413 sq.ft.)

**TOTAL: 94.9 sq.m. (1,021 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

**\*\* CONVENIENT DOWNSTAIRS W.C. \*\* SUN-TRAP CONSERVATORY \*\* IMPRESSIVE DIMENSIONS \*\* GREAT STORAGE SOLUTIONS \*\* LOW-MAINTENANCE GARDENS \*\* FANTASTIC FIRST-TIME PURCHASE \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No.15 Broomhill Crescent, where you'll discover this delightful semi-detached home nestled within a sought-after Erskine estate. Providing generous living space over two levels, this charming home is sure to appeal to a wide range of buyers.

Externally, you will find the well-maintained front garden, featuring decorative stone chips, mature shrubbery and decorative planting. A monobloc pathway leads you to the front door, and in turn to the welcoming reception hallway, with stylish neutral décor.

The family lounge is strikingly spacious and is complimented with similar neutral tones and quality wood-effect flooring. Chic French doors within the lounge provide direct access to the suntrap conservatory - the perfect spot for dining and entertaining year-round.

The kitchen is well-appointed, featuring a host of wall and base mounted units with contrasting countertops. There is ample space for free-standing appliances to include a cooker, washing machine, dishwasher and American-style fridge/freezer. Completing the ground floor is a convenient w.c.

On the first floor, you will find three generously proportioned bedrooms. Bedrooms One and Three are further complimented with fitted wardrobes, providing excellent storage solutions.

Completing the internal accommodation is the wet room, comprising of a shower, w.c. and a wash hand basin encased within a vanity unit.

The rear garden is easily maintained and fully enclosed, complete with a brick-built detached garage for storing indoor/outdoor equipment. There is a sociable patio area, offering the perfect spot for outdoor entertaining/dining alfresco.

The property further benefits from gas central heating and double glazing throughout.

Erskine offers a host of local amenities including a health centre, library, community hall and various shops. 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.

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