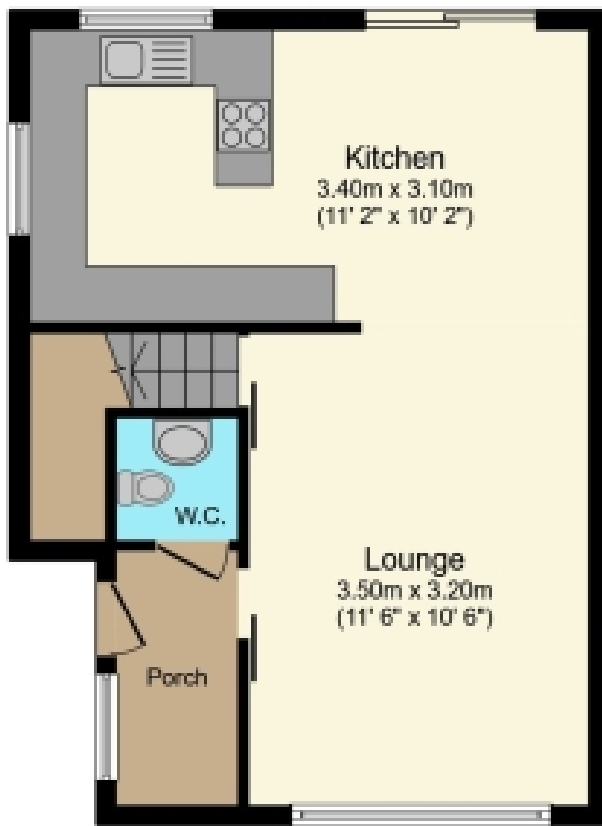




48 Lochy Place, Erskine

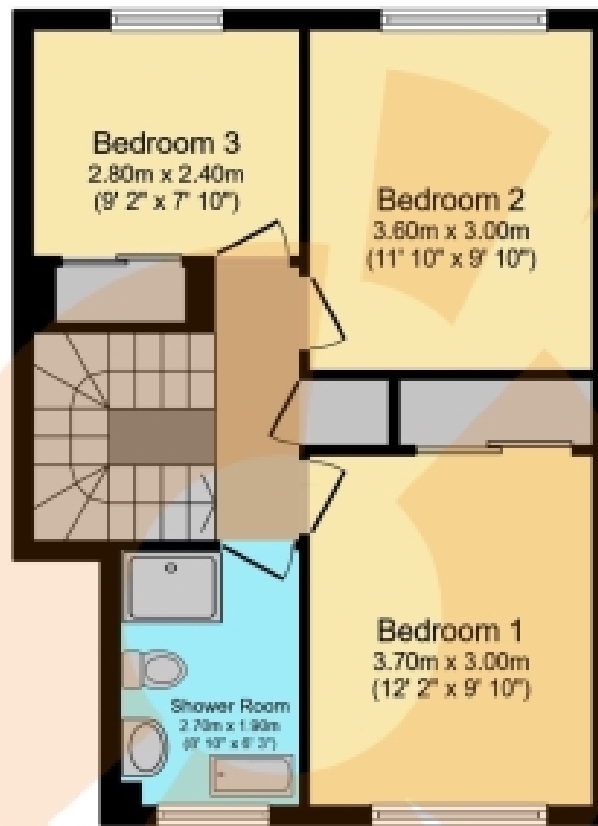
Offers Over £240,000





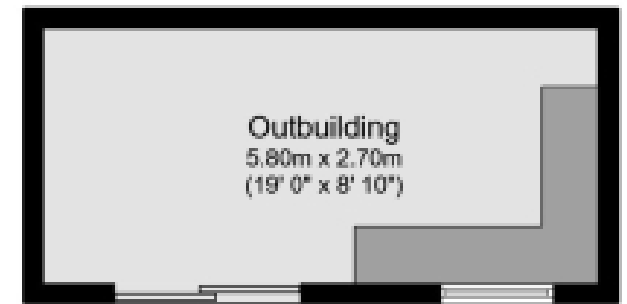
Ground Floor

Floor area 46.0 m² (495 sq.ft.)



First Floor

Floor area 46.0 m² (495 sq.ft.)



Outbuilding

Floor area 15.9 m² (171 sq.ft.)

TOTAL: 107.9 m² (1,161 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

**** CONTEMPORARY FAMILY HOME PRESENTED IN WALK-IN CONDITION ** ULTRA-MODERN KITCHEN ** TASTEFULLY DECORATED THROUGHOUT ** BEAUTIFULLY MAINTAINED REAR GARDEN & OUTBUILDING ****. Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Welcome to No.48 Lochy Place, a desirable semi-detached home offering stylish and spacious accommodation in true walk-in condition. The home has been beautifully presented both outside and in making for a perfect family home within the ever-popular Erskine locale.

To the front of the home is a paved multicar driveway leading to the front entrance. Upon entering, you're welcomed through a vibrant entrance hallway that sets the tone for the home within. The stylish family lounge impressive with its generous dimensions and tasteful décor, further enhanced by an on-trend panelled media wall and electric fire.

Oak effect flooring flows seamlessly across the open-plan living space into the dining kitchen. The ultra-modern kitchen is fitted with an array of chic wall and base mounted units paired with granite worktops for a fashionable and efficient workspace. Quality integrated appliances include a child-friendly induction hob, electric oven/grill, microwave, fridge freezer and most importantly wine cooler. The dining space incorporates the wooden panelling to match the lounge, with an abundance of light flooding through the French doors.

Completing the ground level is a pristine W.C. which is perfectly elegant in all its simplicity. Into the upper level are three well-proportioned bedrooms, all boasting excellent in-built storage solutions for added convenience. A contemporary four-piece family bathroom completes No.48, comprising of a bathtub, walk-in shower cubicle, W.C. and wash hand basin.

The rear garden of No.48 has been beautifully landscaped for a low-maintenance social space. The garden comprises of a synthetic lawn & sizeable patio area as well as a desirable garden room; the space is fully insulated with working electrics offering an additional living space.

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.

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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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