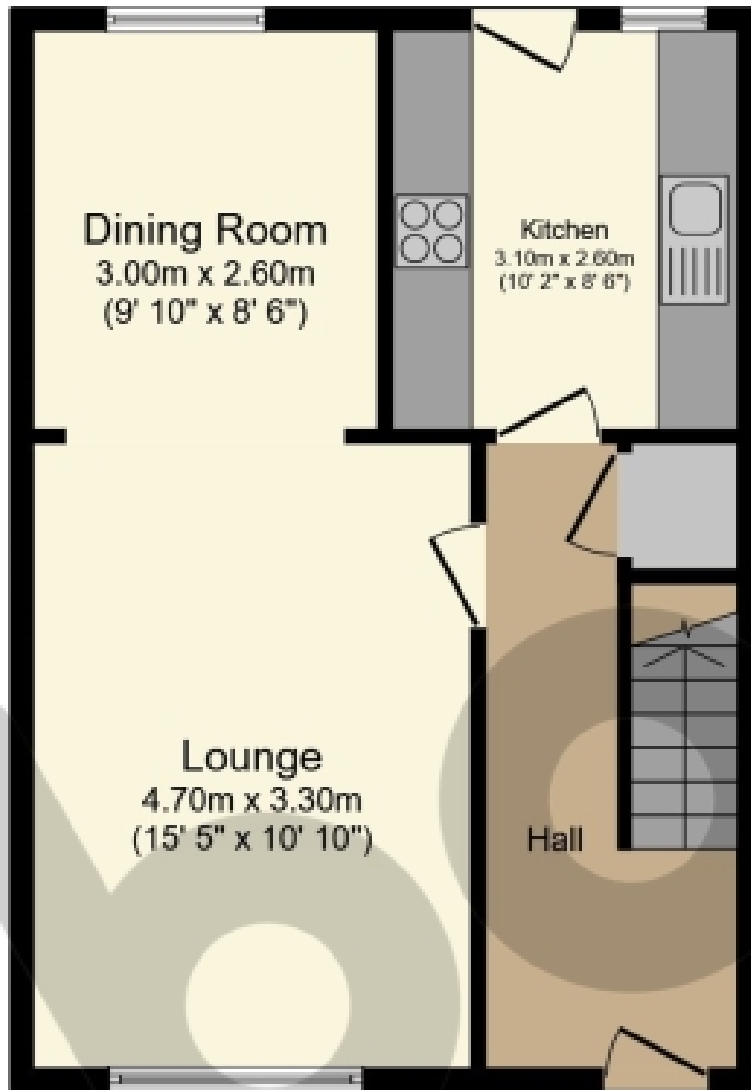




**11 Garnie Place, Erskine**

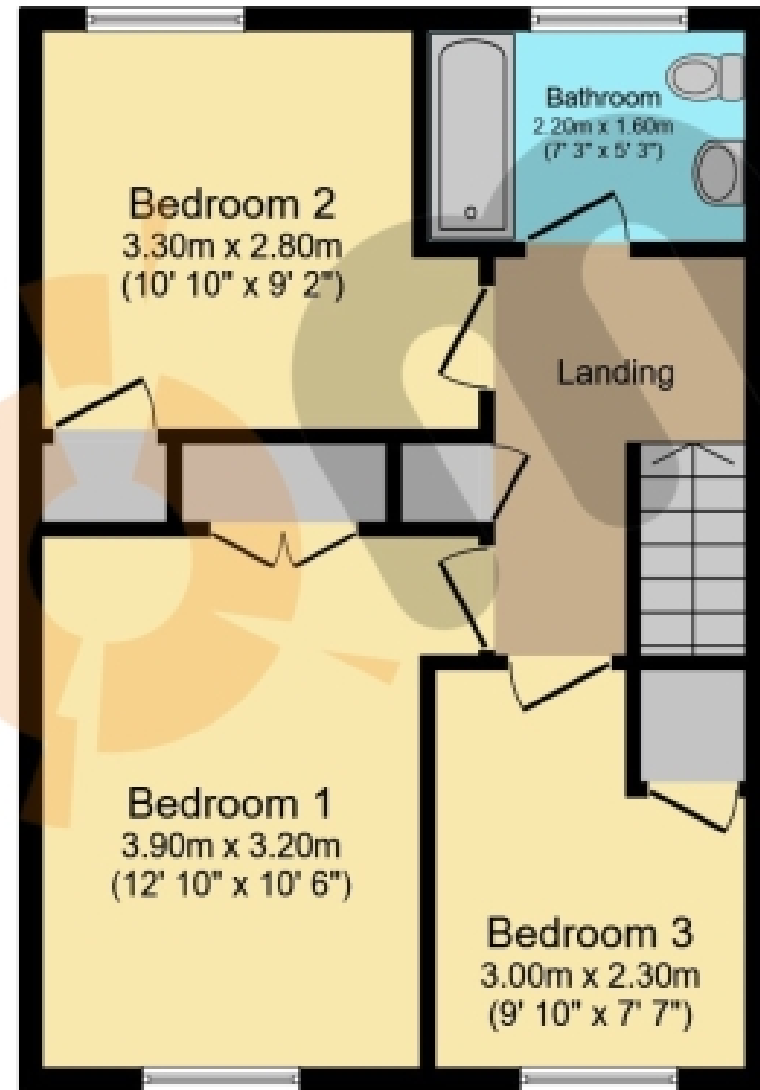
**Offers Over £225,000**





### Ground Floor

Floor area 41.3 m<sup>2</sup> (445 sq.ft.)



### First Floor

Floor area 41.3 m<sup>2</sup> (445 sq.ft.)

**TOTAL: 82.7 m<sup>2</sup> (890 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

**\*\* SOUGHT-AFTER CUL-DE-SAC \*\* CONTEMPORARY KITCHEN & BATHROOM \*\* SOUTH-FACING REAR GARDEN \*\* MULTI-CAR DRIVEWAY \*\* WALK-IN CONDITION \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 11 Garnie Place and this stunning semi-detached home located within a sought-after, cul-de-sac in the ever-popular Erskine locale. The home offers convenient access to a wide range of great local amenities, schooling options, and easy access to M8.

To the front of the home is an extensive multi-car driveway, offering secure off-street parking for up to 3 vehicles. As you step inside, you're welcomed by a bright and immaculate hallway, setting the tone for the rest of the home.

The stylish family lounge features generous proportions, enhanced by tasteful décor and an abundance of natural light. The wood-effect flooring flows effortlessly into the dining area, creating an inviting space perfect for family meals and entertaining.

The modern kitchen features array of sleek hi-gloss wall and base units, complimented by butcher block-effect worktops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, dishwasher, washing machine and fridge/freezer.

On to the upper level are three generously proportioned bedrooms, each benefiting from excellent in-built storage and offering versatile living space to meet your needs.

Completing the home internally is a contemporary three-piece shower room, featuring a walk-in shower cubicle, W.C., and wash hand basin set within a sleek vanity unit, all complimented by chic fixtures and fittings for a modern finish.

The extensive, south-facing rear garden is beautifully maintained and fully enclosed, featuring a manicured lawn section and sociable decking area, perfect for both children and pets alike.

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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