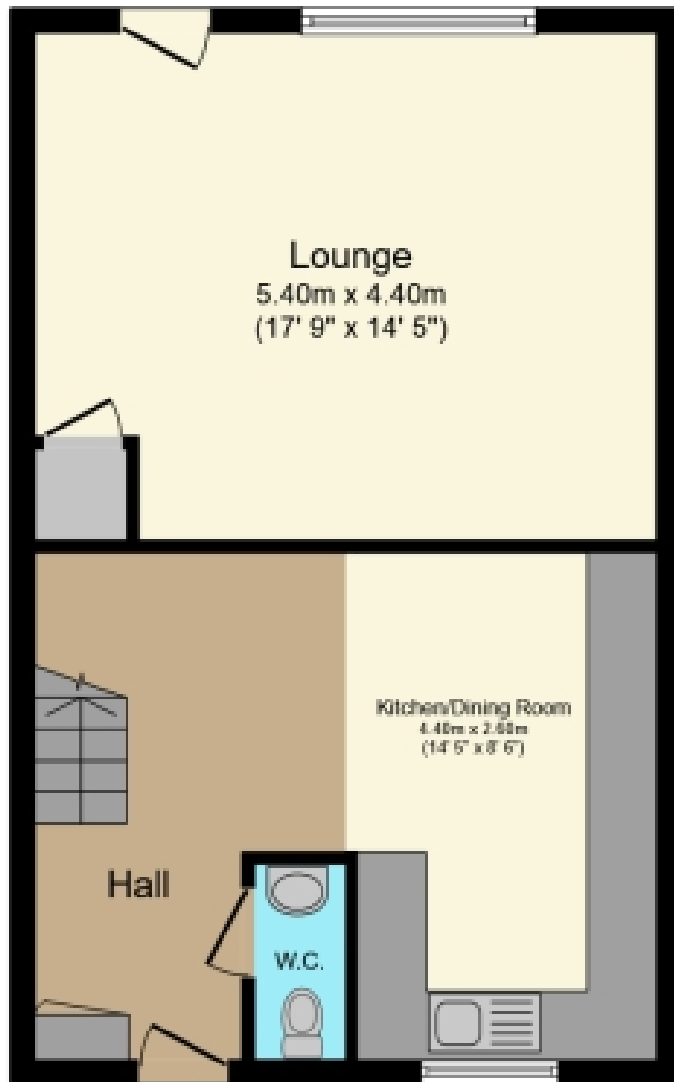




11 Hopeman, Erskine

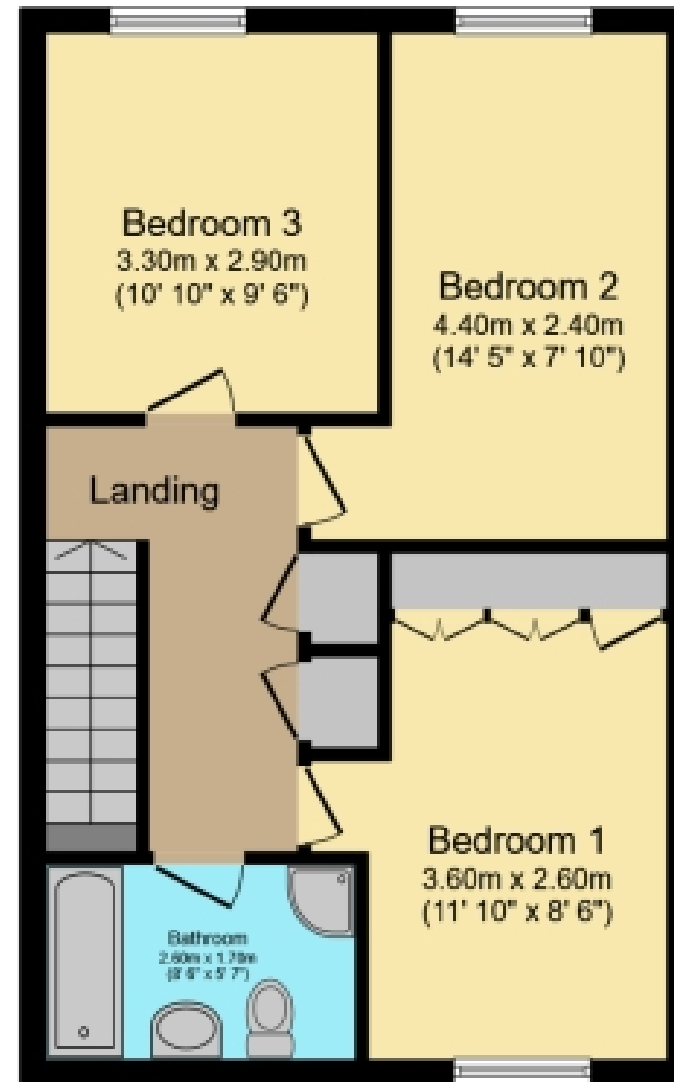
Offers Over £155,000





Ground Floor

Floor area 48.1 m² (517 sq.ft.)



First Floor

Floor area 48.1 m² (517 sq.ft.)

TOTAL: 96.1 m² (1,034 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

**** END TERRACE HOME BOSTING IMPRESSIVE DIMENSIONS ** DECKING AREA IN REAR GARDEN ** DINING SIZED KITCHEN ** FANTASTIC FAMILY HOME / 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. 11 Hopeman, Erskine. This property, positioned in a sought after Erskine locale, is the perfect opportunity for families and first time buyers alike. Arriving at the property, you find a charming front garden, with a paved area, leading to the front entrance.

Entering the property itself, you are presented with a bright and airy welcoming entrance hallway, connecting you seamlessly with both rooms on the ground floor. The generously proportioned family lounge is modern in style, with the hard wood effect flooring pairing well with the soft neutral décor. This is also masses of natural light pouring in through the window.

The kitchen is well appointed, featuring wall and base mounted cabinetry, offering plentiful storage and work space. A range of integrated appliances include: an oven, four ring gas hob and an extractor hood. The kitchen also benefits from space for free standing appliances.

On the first floor of the property, you will find three spacious double bedrooms. Bedroom one boasts in built storage solutions. Completing the interior, is a contemporary, four piece family bathroom, comprising of a walk in corner shower, bath, w.c. and a wash hand basin encased within a stylish vanity unit.

To the rear of the property, you will find a fully enclosed garden. The impressive decking area makes this the ideal space for dining alfresco on a warm summers' day.

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 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com