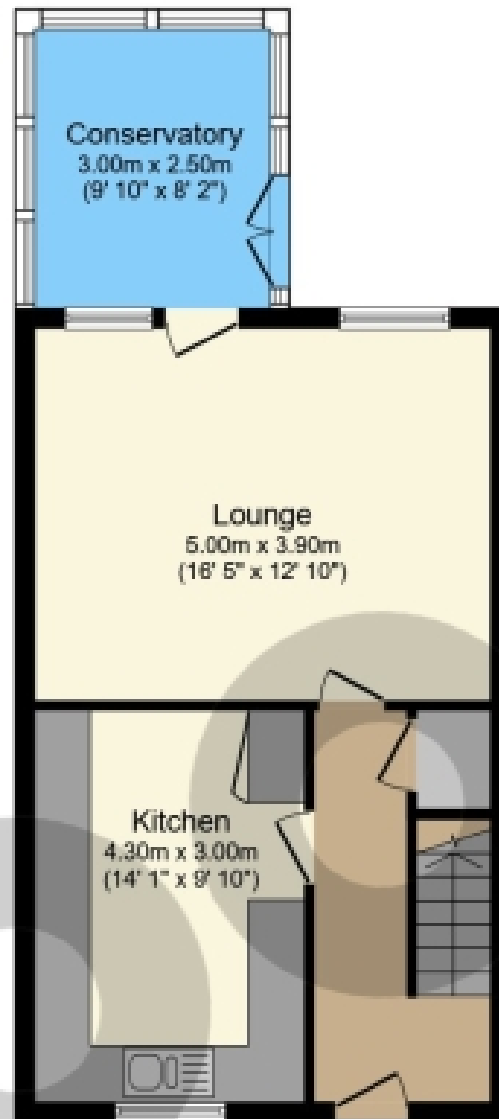




51 Hamilton Drive, Erskine

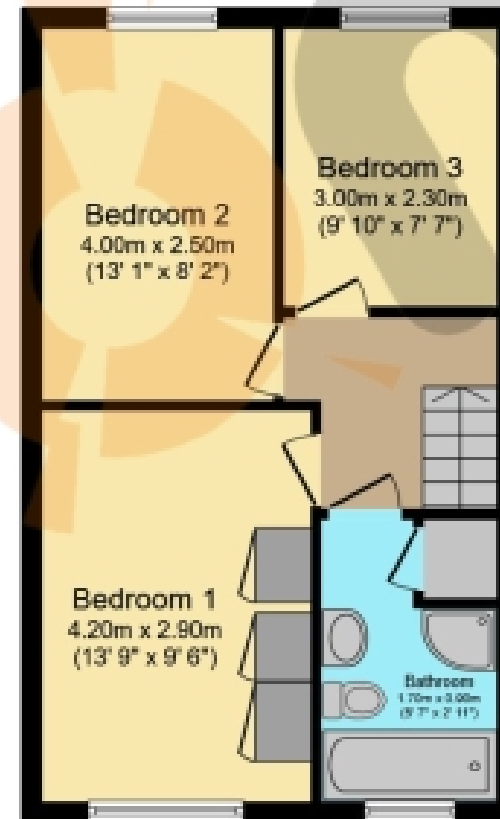
Offers Over £150,000





Ground Floor

Floor area 48.8 sq.m. (525 sq.ft.)



First Floor

Floor area 40.7 sq.m. (438 sq.ft.)

Total floor area: 89.4 sq.m. (963 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

***SPACIOUS FAMILY HOME * WELL-APPOINTED KITCHEN * THREE SPACIOUS BEDROOMS * STYLISH FAMILY LOUNGE * FULLY ENCLOSED REAR GARDEN * CHARMING CONSERVATORY *** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 51 Hamilton Drive, a charming end terraced home conveniently located in the ever-popular Erskine locale. Close by to a host of amenities and schools, this property makes the perfect family home.

You're welcomed into the home through a warming reception hallway with oak-effect flooring leading to the lounge. The family lounge is generously proportioned and complimented by stylish décor throughout. A glass-panelled door leads to a charming conservatory, setting the perfect spot to relax and unwind.

The well-appointed kitchen is fitted with an array of cream wall and base mounted units paired with butcher block worktops for a chic and efficient workspace. The kitchen further benefits from quality integrated appliances including a four-ring gas cooker, oven and microwave alongside ample space for freestanding appliances.

Into the upper level are three well-proportioned bedrooms, with Bedroom One boasting excellent built-in storage. Completing the home internally is a pristine four-piece family bathroom comprising of a walk-in shower cubicle, bathtub, W.C. and wash hand basin.

The fully enclosed rear garden has a sociable patio, surrounded by mature greenery to ensure privacy.

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

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.

The property is of Wimpey No Fines in situ concrete construction. This form of construction is not universally acceptable to all mortgage lenders and should be brought to the attention of your chosen mortgage lender to ensure that it meets with their lending policy

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