



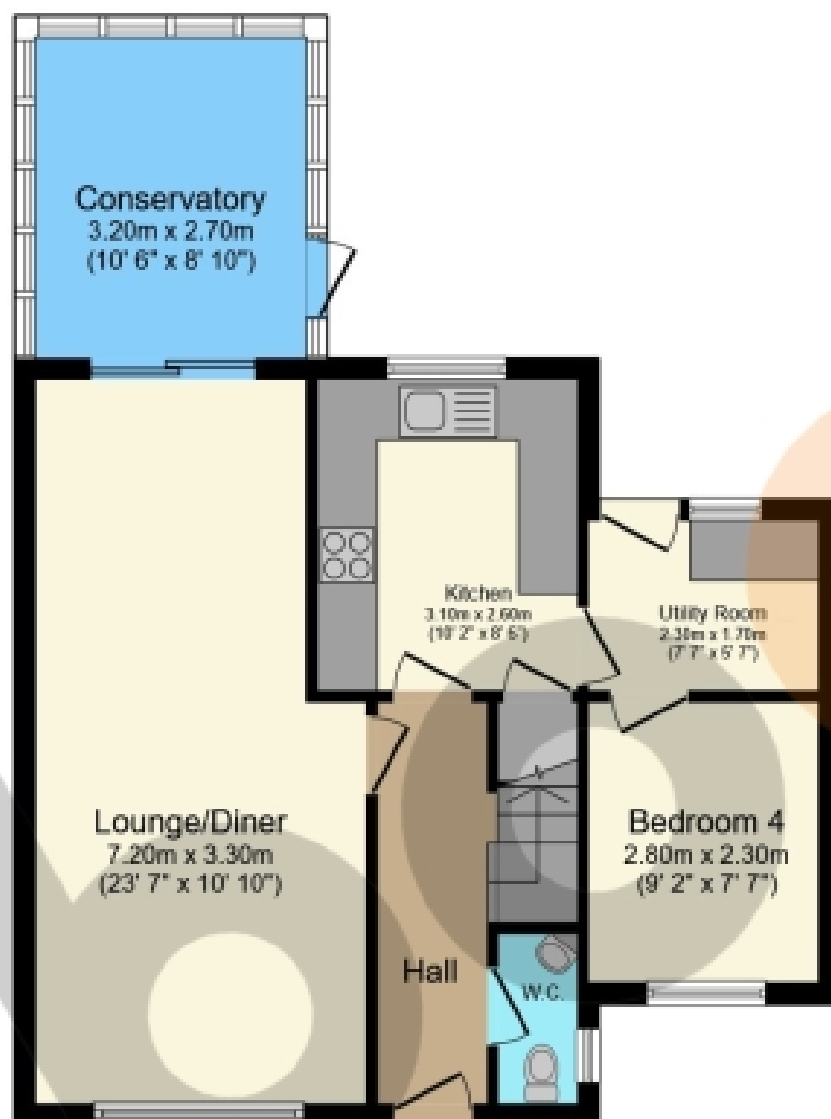
**54 Flures Drive, Erskine**

**Offers Over £269,995**



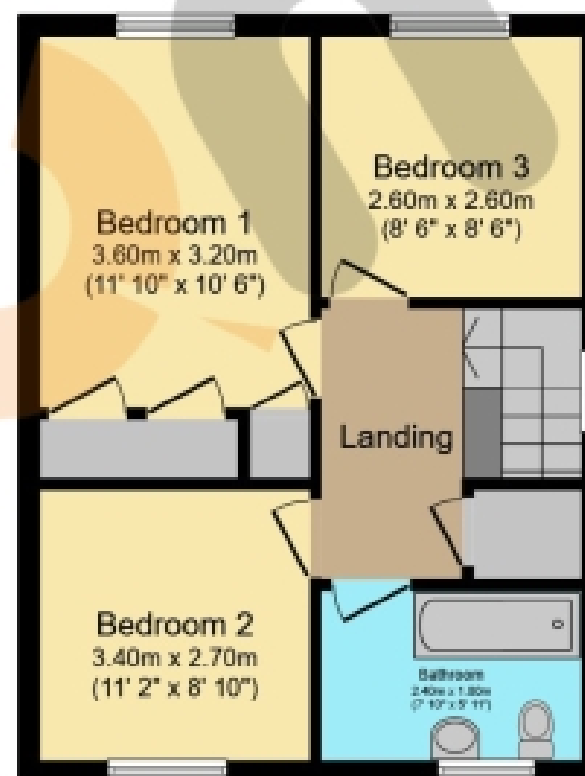






**Ground Floor**

Floor area 59.1 sq.m. (636 sq.ft.)



**First Floor**

Floor area 38.9 sq.m. (419 sq.ft.)

**Total floor area: 98.0 sq.m. (1,055 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

Welcome to No.54 Flures Drive, a fabulous link-detached family home in the sought-after Garnieland development of Erskine. This fantastic property boasts spacious and flexible living, stunning countryside views and easy access to local amenities, schools and M8 links.

To the front of the home is an extensive multicar Monoblock driveway providing plenty of safe off-street parking. Upon entering, you're welcomed in through a bright and inviting reception hallway which leads to the family lounge in the first instance. The space is decorated in soft, neutral tones and carpeting and features a traditional focal point fireplace. Impressive dimensions allow for ample dining space to enjoy an evening meal with patio doors leading into the conservatory, a delightful space that enjoys breathtaking countryside scenery.

The well-appointed kitchen is fitted with traditional oak-effect wall and base mounted cabinetry paired with butcherblock effect worktops. The kitchen further benefits from quality appliances including a five-ring gas cooker, oven and dishwasher. Off the kitchen is a convenient utility room with worktop space and room for freestanding appliances where desired.

Situated on the ground level is Bedroom Four, a spacious room offering flexible living for a multitude of uses such as guest bedroom or home office. Completing the ground floor is a W.C.

Into the upper level are a further three, generously proportioned double bedrooms with Bedroom One benefiting from built-in storage solutions. Completing the home internally is a fully tiled, three-piece family bathroom comprising of a W.C., wash hand basin with vanity storage and a bath with overhead shower.

To the rear is a fully enclosed and well-maintained garden that makes for a great space to relax and enjoy the uninterrupted countryside views.

This property further gains from a recently replaced boiler.

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.

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.

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](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)