



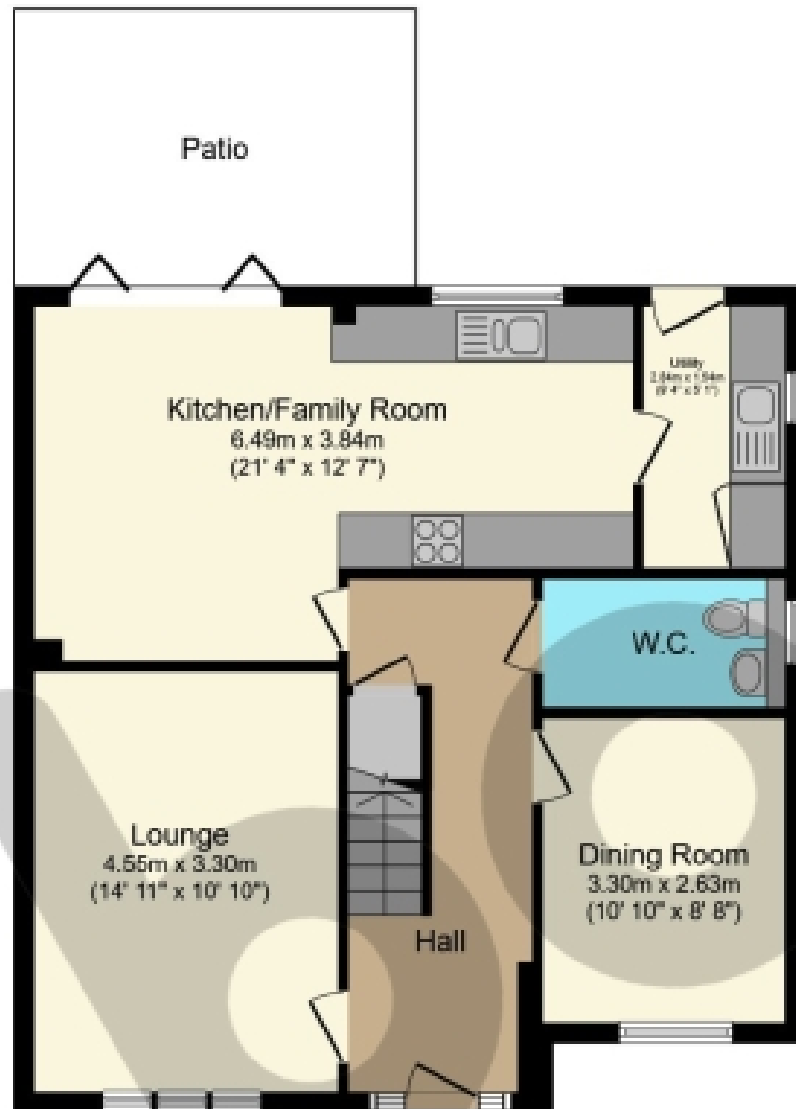
**29 Templar Crescent, Erskine**

**Offers Over £390,000**









### Ground Floor

Floor area 67.0 sq.m. (721 sq.ft.)



### First Floor

Floor area 65.4 sq.m. (704 sq.ft.)

**Total floor area: 132.4 sq.m. (1,425 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.29 Templar Crescent, a stunning detached villa otherwise known as 'The Blair', built by Cala Homes in 2024. This impressive property within a truly desirable development makes for a great family home with four generously proportioned bedrooms alongside its extensive rear garden.

The home is beautifully maintained both inside and out, featuring a manicured lawn section and multicar monoblock driveway that leads to both the detached garage and front entrance of No.29. Upon entering, the family lounge offers generous proportions, complimented by soft neutral décor and an abundance of natural light. Adjacent to this, the separate dining room provides the perfect space for enjoying an evening meal with family.

The contemporary open-plan dining kitchen is both stylish and functional, with white gloss base and wall-mounted cabinetry paired with granite-effect countertops. Quality integrated appliances include an oven, induction hob, extractor fan, fridge freezer and dishwasher. Impressive dimensions allow for ample dining space alongside bi-folding patio doors for comfortable indoor-outdoor living. Off the kitchen is a convenient utility room, for additional storage and workspace while a simplistic W.C. completes the ground level.

Into the upper level, are four generously proportioned bedrooms all featuring excellent built-in storage solutions, with Bedroom One and Two boasting pristine en-suite shower rooms. Completing the home internally is a modern, three-piece family bathroom, with W.C., wash hand basin and bath with overhead shower.

The rear garden is well-maintained and fully enclosed, with an extensive manicured lawn section and sociable patio area; perfect for children & pets alike.

**\*THIS PROPERTY LISTING HAS SOME AI FURNITURE IMAGES TO ENHANCE THE LISTING \***

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.

**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.**

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.

**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**