



Hamilton Drive | | Erskine | PA8 6DA

Offers Over £160,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Hamilton Drive.

An excellent four-bedroom traditional semi-detached family home.

#### Property Description

The accommodation on offer extends to a bright entrance hall area. On the ground floor, firstly to your left is the modern spacious dining kitchen featuring fitted base and wall units with contrasting work tops. The main lounge is to the rear, which boasts a picture window, adding to its spacious feel and providing excellent natural lighting. From the lounge you have door access to the fourth bedroom extension, currently used as a work from home Hairdressing Studio. There is also door entry to the privately enclosed rear garden which includes a astro grassed and patio area.

On taking the stairs to the second floor you will find three good-sized bedrooms. Completing the property is the family bathroom, with three-piece suite and shower over bath.

The overall property is well maintained inside and out.

Hamilton Drive is offered to the market in true walk-in condition, making the perfect first time buy or fabulous family home. It is clear to see the current owners have spent a lot of time and effort creating this fabulous family home.

Hamilton Drive itself provides an array of local amenities, being well situated for local shopping in the Centre of Erskine with the likes of Morrisons and Aldi. There are great motorway links to the M8 and regular bus services, providing easy access to Paisley Town Centre and surrounding areas. There is schooling both at Primary and Secondary levels within the area.

The property further benefits from Gas Central Heating, Double Glazing & residents parking.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity, planning proposals and any associated risks to the property can be found here.

