



Teucheen Circle | | Erskine | PA8 7FB

Offers Over £475,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Teucheen Circle..

A truly exceptional five-bedroom detached villa occupying a perfect position within the sought after Gilchrist Gardens development.

Property Description

This exceptional detached Cala Home offers accommodation over two levels and is distinguished by its impressive position in this family-friendly estate. Spanning an impressive 1,959 sq ft, this contemporary family residence offers style, space, and a prime location, making it one of Erskine's most desirable addresses.

From the moment you step inside, the sense of scale and quality is unmistakable. The accommodation on offer extends to a bright, welcoming entrance vestibule with a large wc just off. Through into the main hall of the property, and from where you will have access to all rooms and stairs leading to the upper level of the home. The first room on the right is the substantial formal lounge with a picture window allowing lots of natural light with open outlooks, complemented by a media wall, and has a contemporary feel.

At the rear of the hall, there is an open-plan, spacious dining kitchen with a family area and a separate utility room. The modern kitchen has a range of base and wall-mounted units and contrasting quartz worktops. From the dining area, there is access via bi-fold doors to the substantial, secured rear garden, mainly laid with grass, with a patio area, creating a wonderful private space with a double slatted fence for entertaining or relaxed family living. A separate utility room offers direct access to the garden and garage.

On taking the stairs to the upper level, reaching the top of the stairs, there are five good-sized double bedrooms, with four of the five bedrooms having built-in wardrobes. The master bedroom is to the front with open outlooks, benefitting from its own fully tiled en-suite with a walk-in double shower unit, twin basin vanity and wc. This is also the case with bedroom two, sitting to the rear, also having the benefit of its own en-suite shower room. Finishing the accommodation is the family bathroom with a four-piece suite, and giving the option of a soak in the bath or a quick shower in the double-sized walk-in shower, tastefully tiled floor to ceiling in a modern style with an antico herringbone designed floor.

The property further benefits from Gas Central Heating, Double Glazing, a heat pump system, a mono block driveway for two cars with an electric vehicle charging point and an electric garage door. The front of the property is enhanced by a landscaped garden with flower beds.

Teucheen Circle is well situated for local amenities. You can find 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.

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.

