



**HAR-MAR**

5 ERSKINE ROAD, WHITECRAIGS

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4/5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A beautifully refurbished traditional detached residence within Whitecraigs**

Higher Whitecraigs is undoubtedly considered one of Glasgow's aspirational and sought after residential pockets and it features a range of eye-catching, individual homes that enjoy wide tree-lined streets, peaceful avenues and all within catchment of some of the best high achieving schooling in the country.

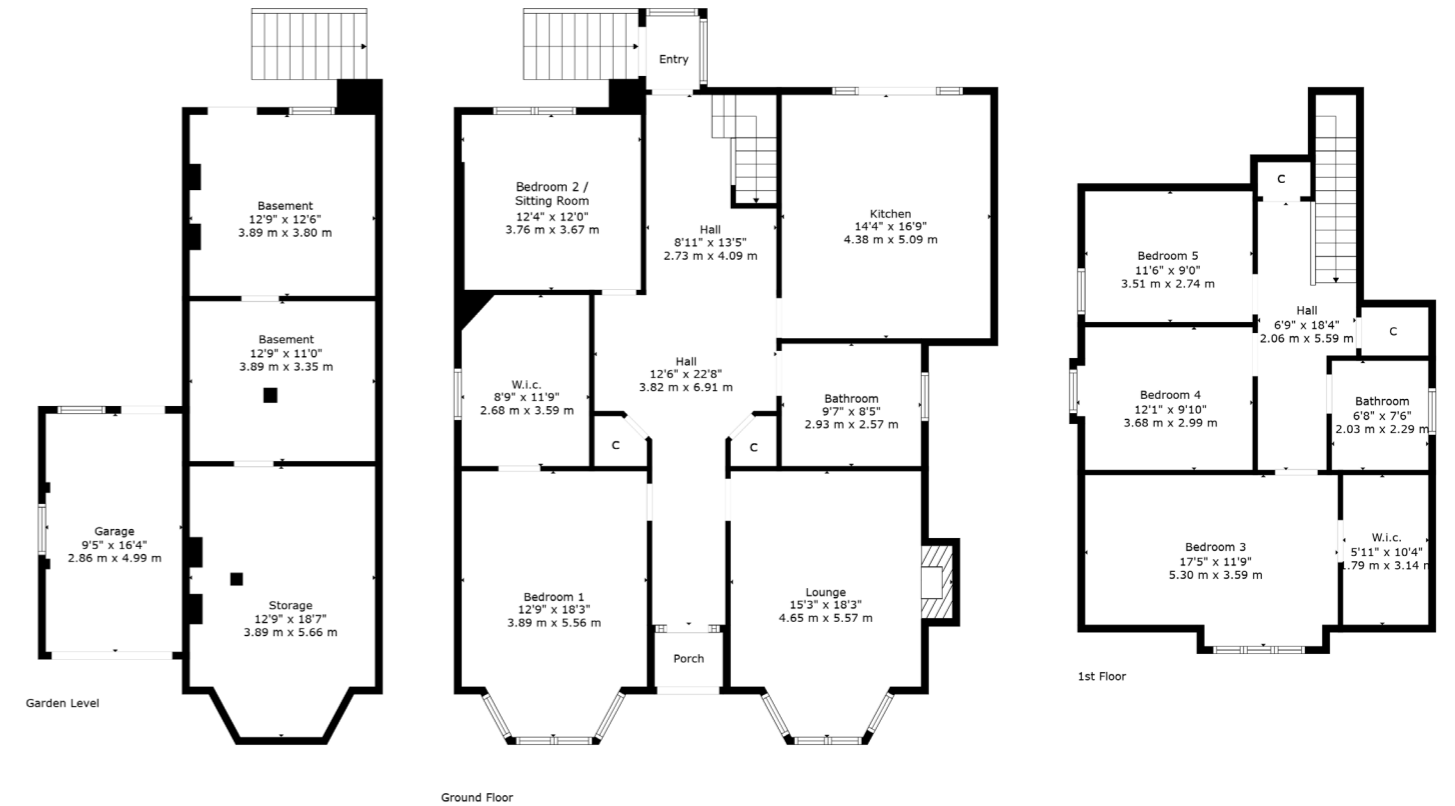
This property is distinguished by its beautiful bespoke finishes that combine traditional architectural merit with a contemporary touch. Notable features include lovely, refurbished sash & case windows, double glazed windows to the rear, dual central heating system with both electric and gas, upgraded wiring and upgraded plumbing. Modern lighting system throughout.

Displaying a beautiful blonde sand exterior with hand painted sash & case windows, along with decorative stained-glass features, the house delivers exceptional flexible family accommodation set within larger style garden grounds.

A lovely sense of occasion on entering the property with canopied entrance with external storm doors leading into a beautiful traditional style reception hall with chequer board feature tile flooring, beautiful panelling, storage provided in addition to a lovely, fitted seating area and staircase to the upper accommodation. Stunning bay windowed lounge with bespoke panelling, focal point fireplace with Living Flame gas fire and feature flooring, beautifully appointed dining sixed kitchen with feature Corian Island, full range of hand painted cabinets and bespoke fitments along with integrated fridge, freezer, dishwasher and range cooker. Double glazed French doors and windows to gardens. The ground floor bedroom accommodation provides principal bedroom to the front with full range of built-in bedroom furniture, lovely bay window and concealed access though to a beautifully fitted dressing area. There is a further double bedroom which would also serve as a lovely family room/TV room. The rear of the hallway features a lovely bespoke sitting area, access to a rear porch and staircase leading to spacious upper landing where there are three generous sized double bedrooms and a beautifully fitted shower room/WC. Extensive eaves storage.

The garden grounds are established, mature and retain a high degree of privacy with mature trees. Driveway to the side leading to garage store. Patio to the rear with landscaped pathways. There is extensive basement storage that is currently used as a workshop.





Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. Located approximately six miles south of the city centre, its close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area. The district features an abundance of eye-catching homes and provides catchment to some of the best schools in Scotland. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The property is superbly placed for a wide range of amenities and the surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016 are all within a short walk from the property, as is the station.

**NM4301** | Sat Nav: 5 Erskine Road, Whitecraigs, G46 6TQ

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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