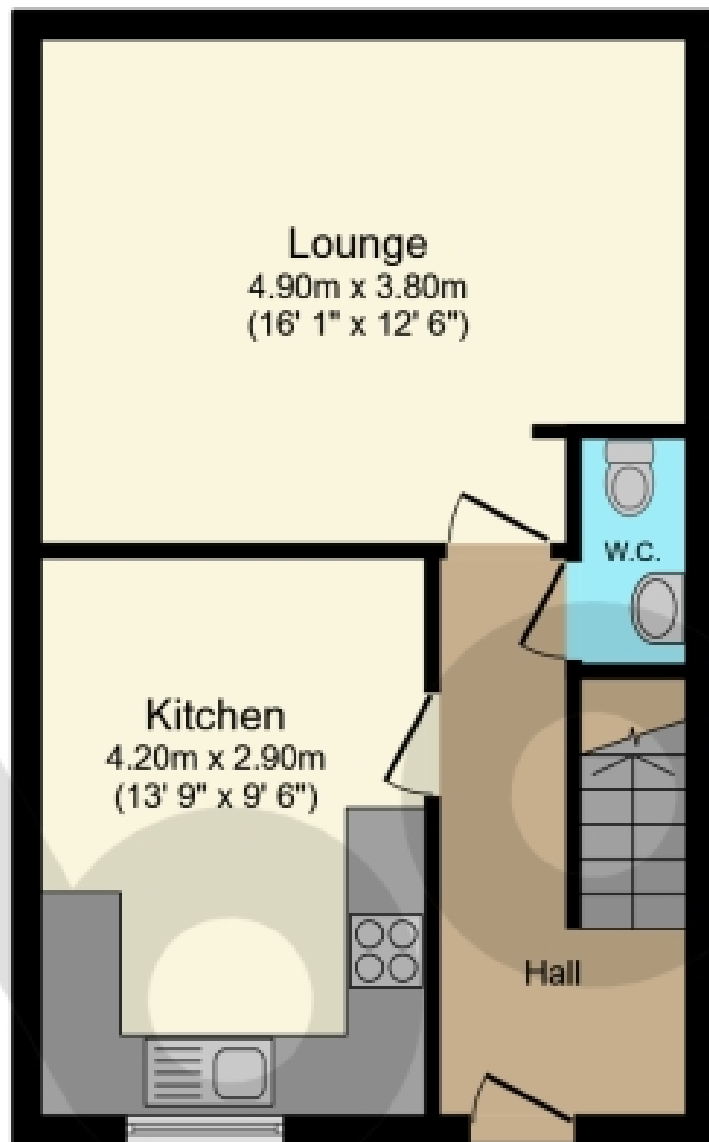




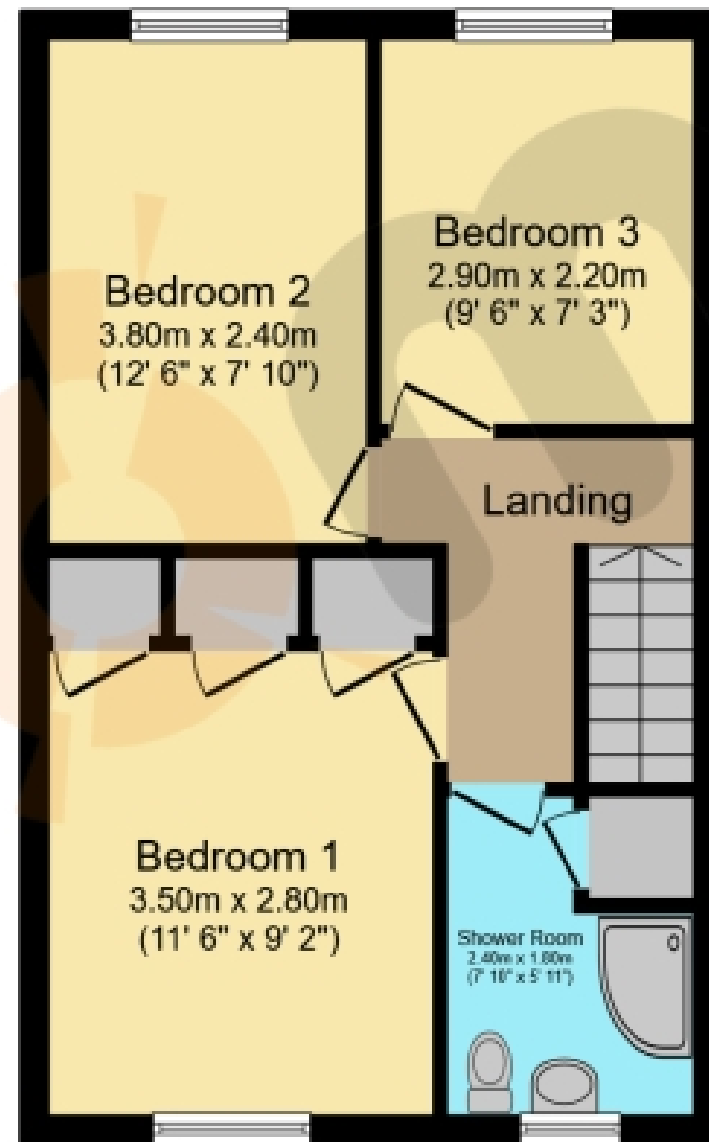
Sempill Avenue, Erskine

Offers Over £150,000





Ground Floor



First Floor

Total floor area: 78.8 sq.m. (848 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

THE PROPERTY

Well-presented family home offering a peaceful outlook. Generous proportions provide flexible living accommodation alongside a fabulous low-maintenance rear garden. Please contact The Property Boom for much more information and a copy of the home report.

Stepping into the home, you are welcomed by an entrance hallway providing access to all ground floor rooms. The generously sized family lounge is well-presented and filled with natural light with a glass-panelled door leading directly to the rear garden.

Continuing through the property is the well-appointed dining kitchen, fitted with a range of white base and wall units paired with marble-effect worktops. There is ample space for white goods, while the proportions allow for dining space, making it ideal for family meals. The ground floor is further enhanced by a convenient W.C., perfect for visiting guests.

Into the upper level are three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage. Completing the home internally is a fully tiled shower room fitted with a W.C., wash hand basin, and walk-in shower cubicle.

Externally, the rear garden is fully enclosed and designed for low-maintenance living, creating an excellent outdoor space for families to enjoy during the warmer months.

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.

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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.

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