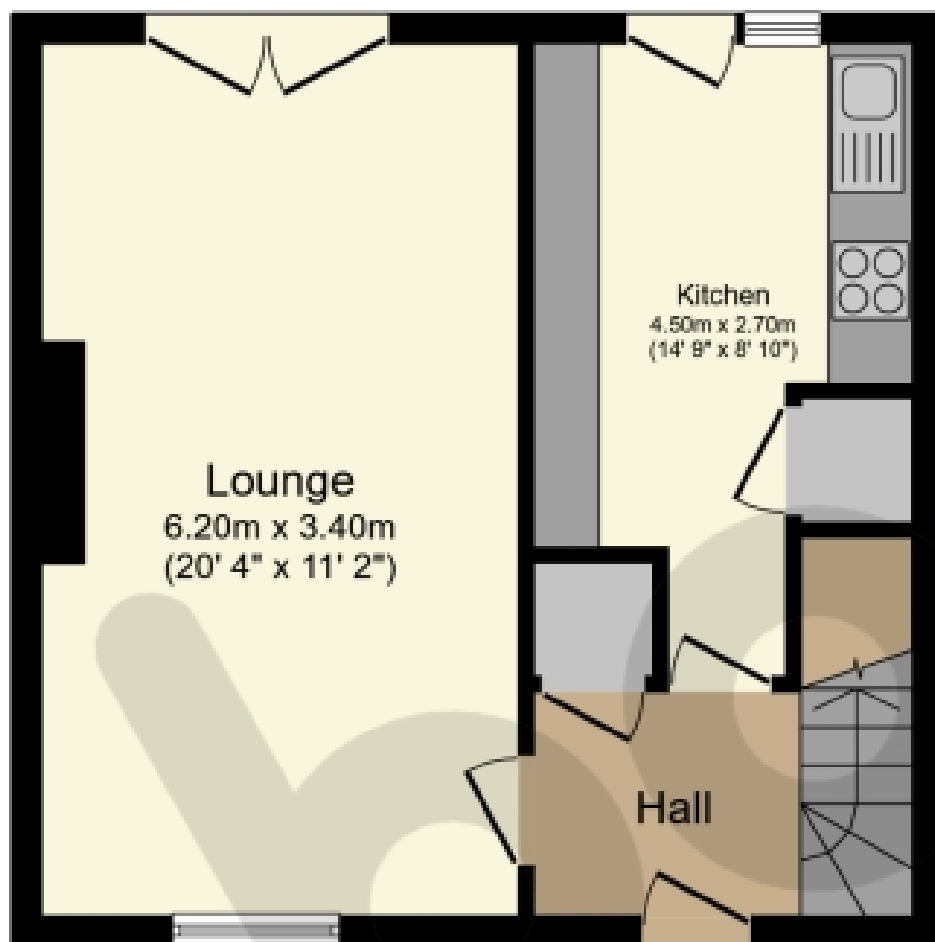




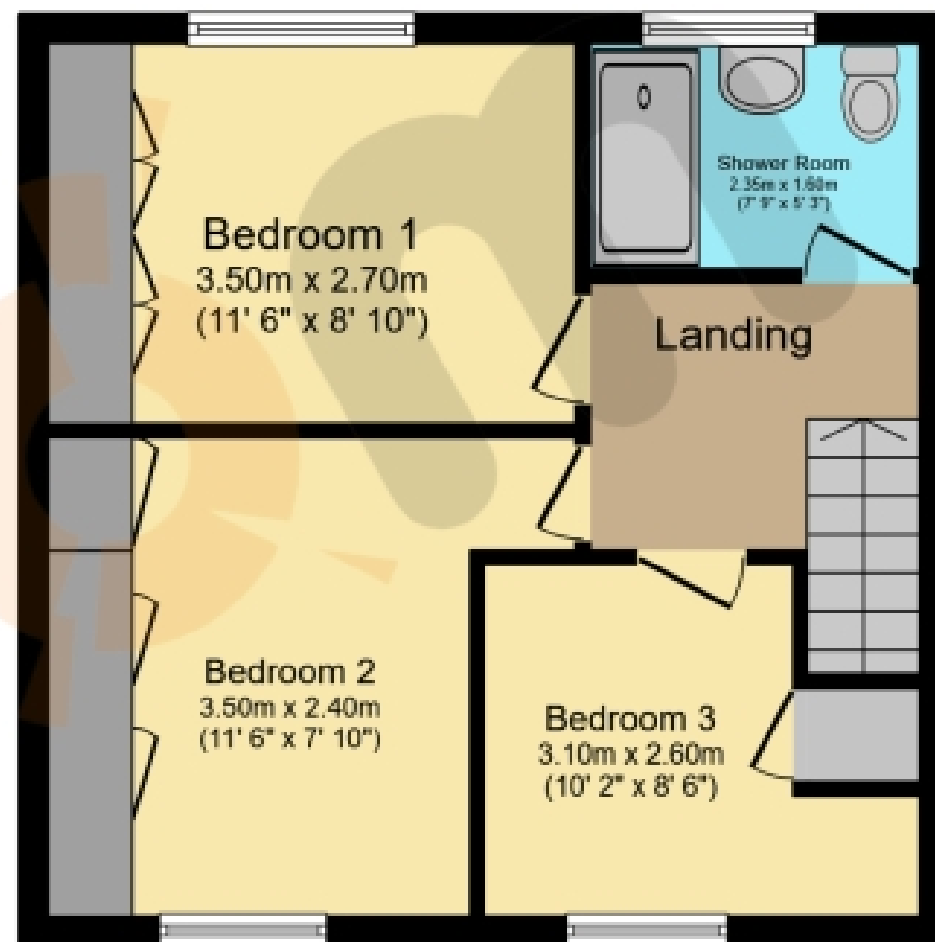
Erskinefauld Road, Linwood

Offers Over £145,000





Ground Floor



First Floor

Total floor area: 76.9 sq.m. (827 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

Walking through the beautifully maintained front garden and into the home brings you to the welcoming entrance hallway, providing access to the main living accommodation on the ground floor. The generously proportioned lounge is a bright and versatile space, with ample room to accommodate a variety of furniture configurations and the option to incorporate a dedicated dining area. Patio doors open directly onto the rear garden's patio, allowing natural light to flow throughout the room while creating a seamless connection between the indoor and outdoor living spaces during the warmer months.

Moving through the ground floor brings you to the well-appointed kitchen, which benefits from an excellent range of base and wall-mounted cabinetry, providing ample storage throughout. Complementary white marble-effect countertops offer generous preparation space while adding a sleek and contemporary finish to the room. The kitchen further benefits from ample space for a range of freestanding white goods, making it practical and functional for everyday living.

Climbing the stairs brings you to the first-floor accommodation, where three well-proportioned bedrooms and the family shower room can be found. Bedrooms one and two comfortably accommodate double beds and benefit from built-in storage solutions, helping to maximise the available floor space. Bedroom three offers excellent versatility and would make an ideal nursery, child's bedroom or dedicated home office. Completing the first floor is the three-piece shower room, comprising a W.C., wash hand basin and walk-in shower cubicle.

Externally, the generously sized rear garden offers an excellent combination of practicality and space for the whole family to enjoy. A substantial patio area provides the perfect setting for outdoor dining, entertaining or relaxing, while the adjoining lawn and drying green add further functionality. The garden is fully enclosed, offering a good degree of privacy and creating a secure outdoor space ideal for children and pets.

Ideally located in Linwood with the fantastic cycle track and road connections on your doorstep, keeping you close to Johnstone & Paisley which offer a great selection of local amenities including shops, eateries, supermarkets and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre. For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

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