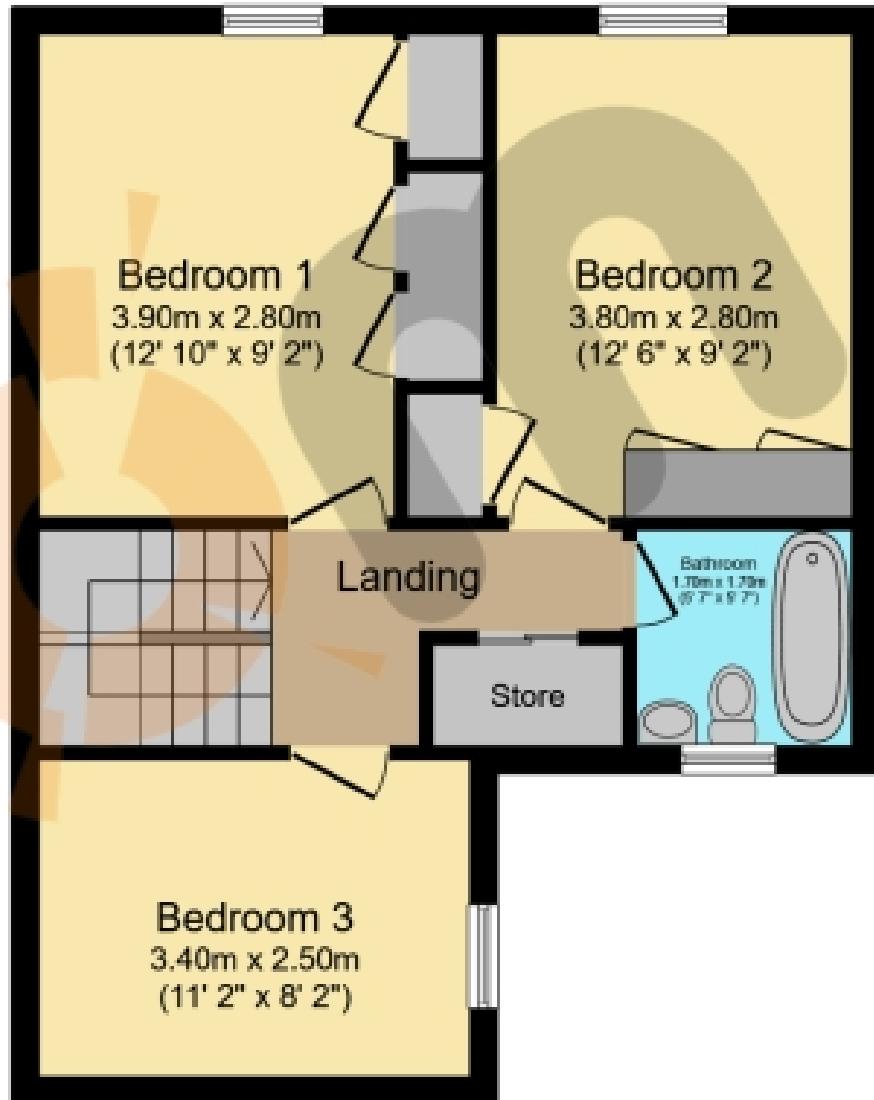
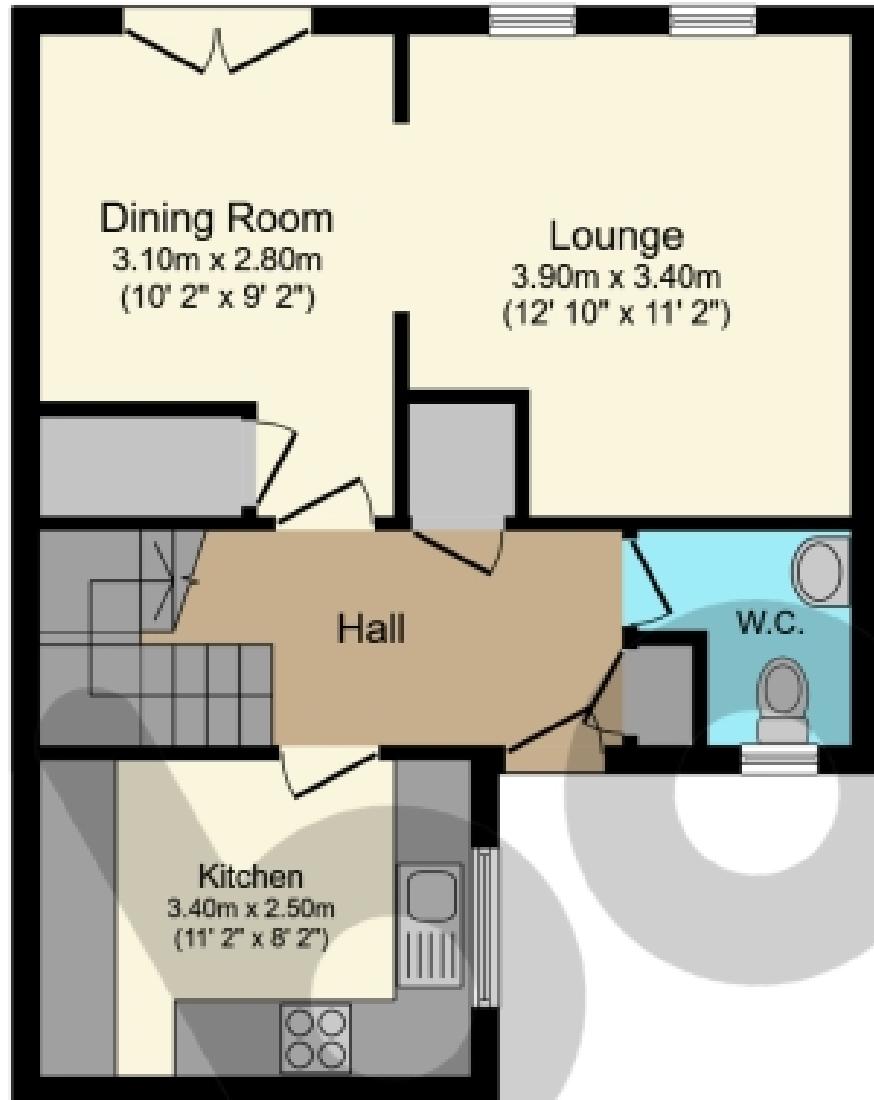




**Park Gate, Erskine**

**Offers Over £169,995**





Total floor area: 89.4 sq.m. (962 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](http://www.Propertybox.io)

## THE PROPERTY

\* FANTASTIC FAMILY ACCOMMODATION \* ULTRA-MODERN THROUGHOUT \* SOUGHT-AFTER LOCALE \* CLOSE TO AMENITIES & SCHOOLING OPTIONS \*. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Park Gate is a fabulous family home in the sought-after locale of Erskine. This home introduces you to the perks of Erskine, with its great transport links and local amenities. The home has three generously proportioned bedrooms as well as a fabulous social layout, making it great for the whole family.

Walking into the home will bring you to the entrance hallway, accessing all rooms on the ground floor. The lounge is a great family space with two large floor-to-ceiling windows letting in masses of natural light. Neutral décor can be found throughout, and the fireplace provides a true focal point as well as providing a delightful warmth. Open plan to the lounge is the dining room, and chic French doors lead out to the rear garden.

The ultra-modern kitchen has sleek, hi-gloss base and wall-mounted cabinetry for plenty of built-in storage, with contrasting granite-effect countertops. Integrated appliances include a 4-ring gas hob with extractor hood, electric oven/grill, fridge, freezer, dishwasher and washing machine which will all be included in the sale. The downstairs w.c. completes the ground floor accommodation – perfect for guests.

Climbing the stairs will bring you to the three bedrooms, which all boast generous dimensions. Bedrooms One and Two further benefit from in-built storage.

Completing the internal accommodation is the family bathroom, which is contemporary in style. The bathroom comprises of a shower-over-bath with glass screen, w.c. and wash-hand-basin.

The low maintenance rear garden features a large patio area with additional lawn space, and is surrounded with timber fencing for privacy.

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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