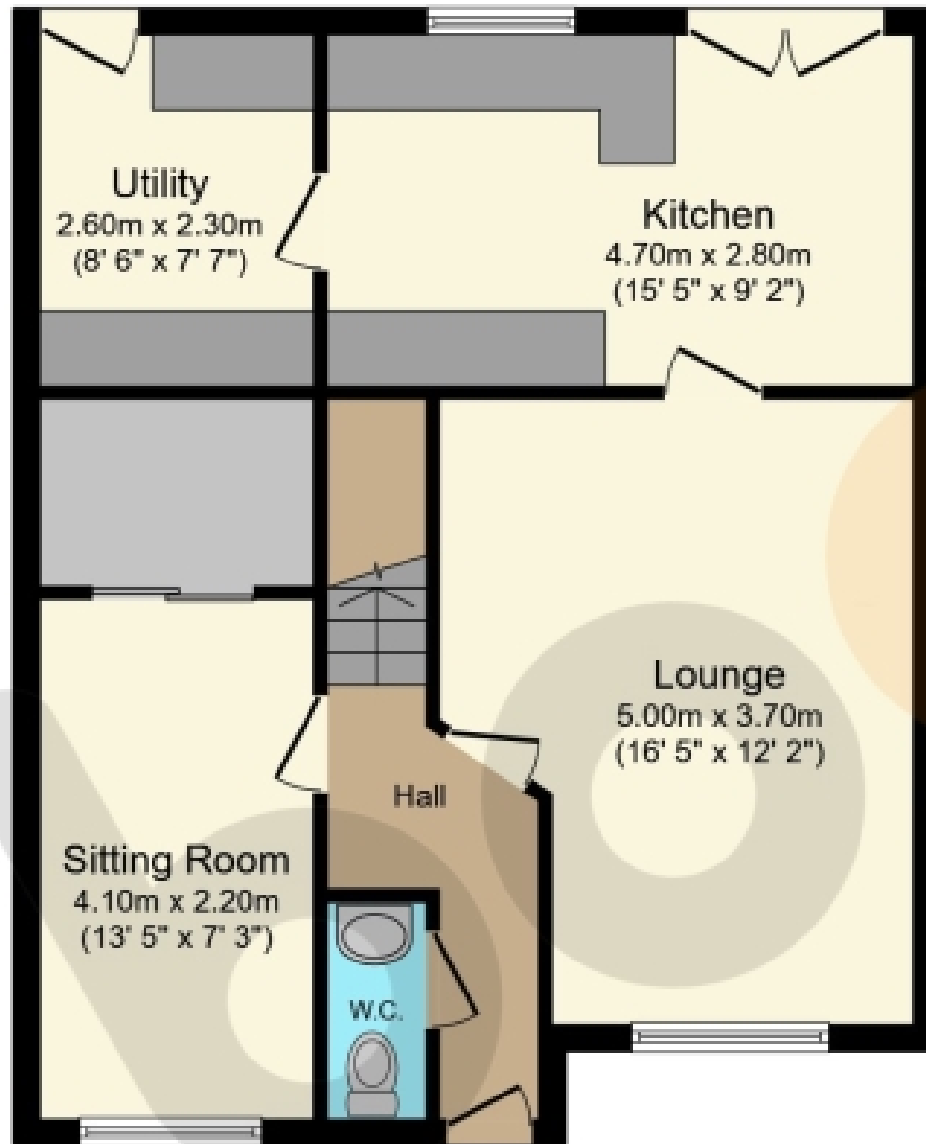




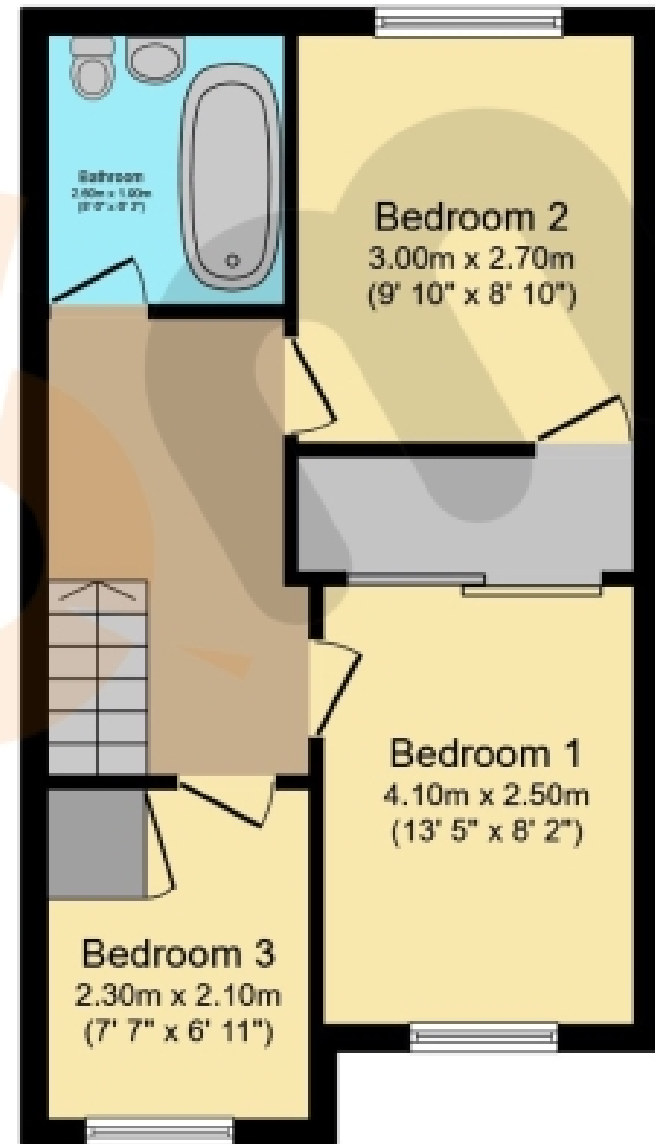
Sandielands Avenue, Erskine

Offers Over £255,000





Ground Floor



First Floor

Total floor area: 97.2 sq.m. (1,046 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

Located within a sought-after pocket of Erskine, Sandielands Avenue is home to this charming family villa, presented in true turnkey condition. Immaculately presented both inside and out, the property immediately impresses, with a manicured lawn and a monoblock driveway welcoming you to the home.

A bright and welcoming hallway provides access to the spacious living room, along with a versatile sitting room that offers a range of potential uses. This adaptable space could easily serve as a fourth bedroom or home office, with the added benefit of deep built-in wardrobes providing excellent storage.

The stylish family lounge is beautifully finished in modern neutral décor, complemented by LED spotlighting and solid oak flooring, which flows seamlessly throughout the home. From here, you can access the contemporary dining kitchen, thoughtfully designed with butcher-block worktops, shaker-style cabinetry, an induction hob and oven, and ample space for family dining with access to rear patio and garden via French doors. A separate utility room adds further practicality, providing additional space for appliances and everyday household essentials.

Completing the ground level is a pristine W.C., perfectly positioned for guests and family living.

Into the upper level, the property offers two generously proportioned double bedrooms, along with a further versatile bedroom that would be ideal as a home office, dressing room or additional storage space. Completing the home internally is a fully tiled, three-piece family bathroom, featuring a W.C., wash hand basin and bath with overhead shower, complemented by chic chrome fixtures and fittings and the added comfort of underfloor heating.

There is access to a partially floored loft with fixed lighting, while all blinds are included in the sale.

The rear of the property boasts a beautifully landscaped garden, featuring paved areas and dedicated seating spaces, all surrounded by mature shrubbery. This private outdoor space provides the perfect setting for relaxing on warm summer days, entertaining guests or enjoying al fresco dining. Garden shed is also included in the sale.

Erskine offers a host of local amenities, including a health centre, library, community hall and various shops which are only a 5-minute drive 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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