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**St. Annes Wynd, Erskine**

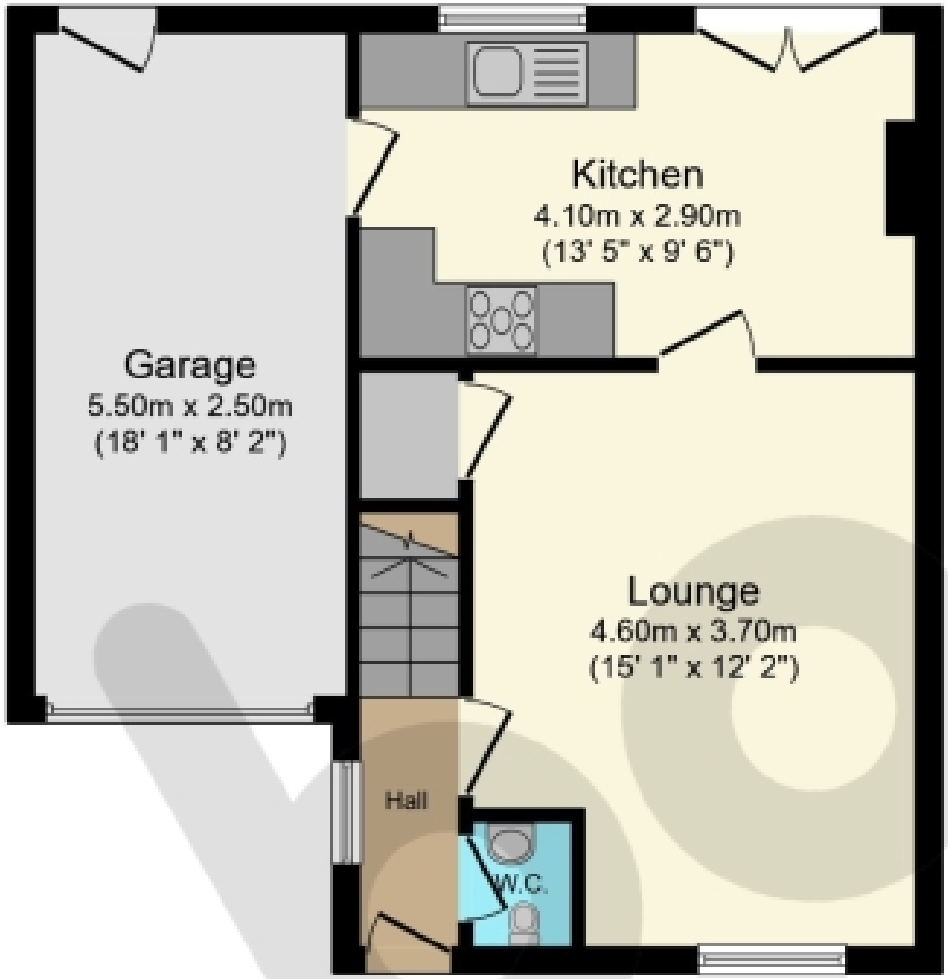
**Offers Over £290,000**



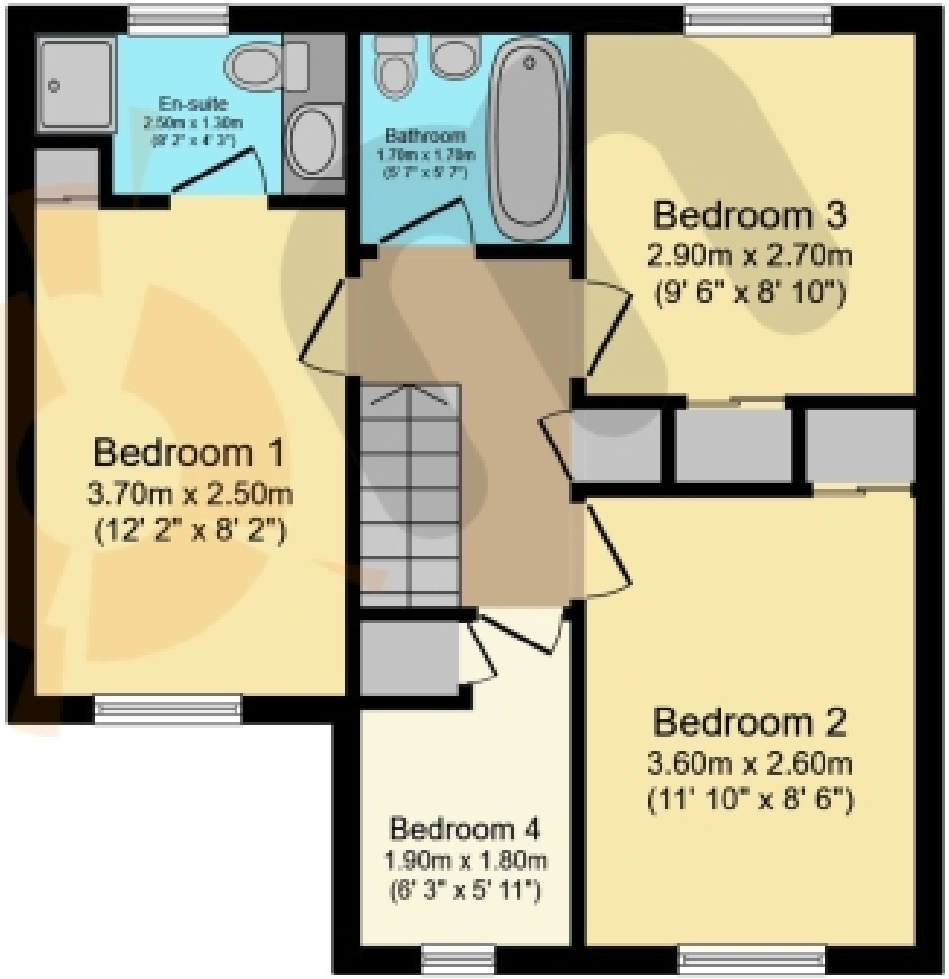









Ground Floor




First Floor

Total floor area: 92.5 sq.m. (996 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

This impressive, detached villa offers a spacious and tastefully presented interior, perfectly suited to modern family living. The ultra-modern kitchen forms the heart of the home, featuring chic French doors that open directly onto the decking area. Further highlights include a multi-car driveway, integral garage, family bathroom, en-suite shower room, convenient downstairs W.C., and EV charging point.
Upon entering the property, you are welcomed into a well-presented entrance hallway which provides access to all rooms on the ground floor level.
The spacious family lounge is generously proportioned, offering flexibility for a range of furniture arrangements and decorative finishes. Aesthetic wood-effect flooring can be found throughout, while a large window formation allows an abundance of natural light to flood the space, creating a bright and inviting atmosphere ideal for both relaxing and entertaining.

The impressive kitchen forms a stylish and contemporary focal point of the home. This impressive ultra-modern space is fitted with an extensive range of slate grey high-gloss wall and base-mounted units, complemented by sleek granite-effect countertops. Integrated appliances include a 5-ring gas hob with electric oven/grill and extractor hood, microwave, dishwasher and free-standing American style fridge/freezer which will all be included within the sale.
Completing the ground-floor accommodation is a convenient W.C., providing a practical addition for busy households and visiting guests alike.
Climbing the staircase to the first floor, the property offers four well-proportioned bedrooms. Bedrooms One, Two and Three are all generous in size and comfortably accommodate double beds, all with built in wardrobe, together with additional freestanding bedroom furniture. Bedroom Four provides a highly versatile space which could be used as a nursery, dressing room or home office, depending on the needs of the incoming purchaser.

The master bedroom is further enhanced by an en-suite shower room, which is ultra-modern in style. The family bathroom comprises a bath with overhead shower, wash hand basin and a W.C.
Externally, the rear garden has been thoughtfully designed with ease of maintenance and outdoor enjoyment in mind. There is a section of lawn, and sociable decking area with gazebo, creating a perfect setting for outdoor dining, entertaining and relaxing during the warmer months. A useful garden shed offers valuable additional storage, while tall timber fencing fully encloses the garden and provides a strong sense of privacy, making the space particularly well suited to families, children and pets.
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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