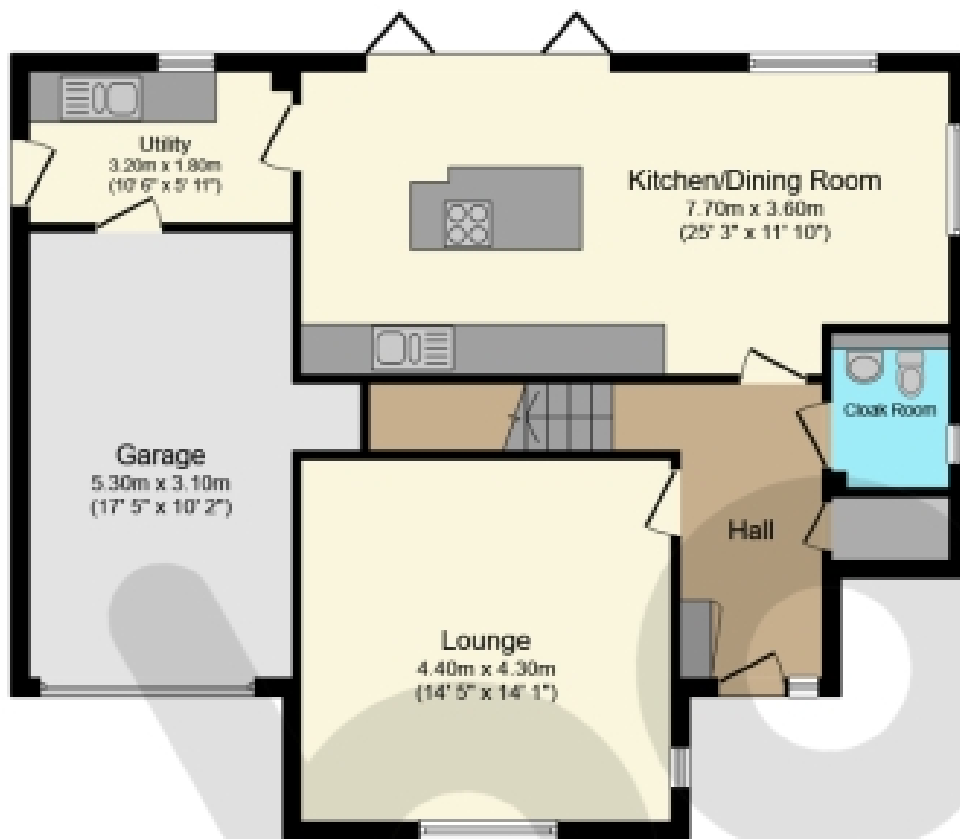




Cairnmaith, Erskine

Offers Over £445,000





Ground Floor
Floor area 84.1 sq.m. (905 sq.ft.)



First Floor
Floor area 84.1 sq.m. (905 sq.ft.)

Total floor area: 168.2 sq.m. (1,810 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 immaculate four-bedroom detached family home offers a truly luxurious interior, combining style and comfort in every detail. At its heart is an impressive dining kitchen, perfect for both everyday living and entertaining, while outside, the garden space is fabulous. A spacious multi-car driveway provides ample parking for family and guests alike. Please call The Property Boom now for more information.

Stepping into this elegant home, via the bright and airy hallway, you are first welcomed into the spacious family lounge. This impressive room features elegant herringbone flooring throughout, complemented by a striking focal-point fireplace that creates a refined and stylish atmosphere. The generous layout offers ample space for a wide range of furniture configurations. Conveniently positioned opposite the lounge is the W.C., making the home particularly well-suited for entertaining guests.

Continuing through the ground floor, you arrive at the truly standout dining kitchen; the true heart of the home. Finished to an exceptional standard, this space is centred around an extended quartz-topped island, complete with an electric hob and remote-controlled extractor fan. Larger than a typical island, it also serves as both a breakfast bar and dining table. The kitchen is fitted with sleek, high-gloss base and wall mounted cabinetry, paired with matching quartz worktops and splashbacks. A range of high-quality integrated Siemens appliances, including a double oven and electric hob, further enhance the space. At the entrance to the room, there is additional floor space that lends itself perfectly to a secondary lounge or seating area, offering excellent versatility. A separate utility room adjoins the kitchen, providing a practical area for everyday household tasks.

Upstairs, the first floor hosts four generously sized double bedrooms along with the main family bathroom. Bedrooms one and two benefit from their own en suite shower rooms, while the four piece family bathroom is fitted with a bath, walk-in shower, W.C., and wash hand basin with vanity storage.

Externally, the rear garden is fully enclosed by timber fencing, ensuring a high level of privacy. A spacious lawn and patio area create an ideal setting for family life and outdoor entertaining.

This property further gains from gas central heating and double glazing throughout.

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. **WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.**

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. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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