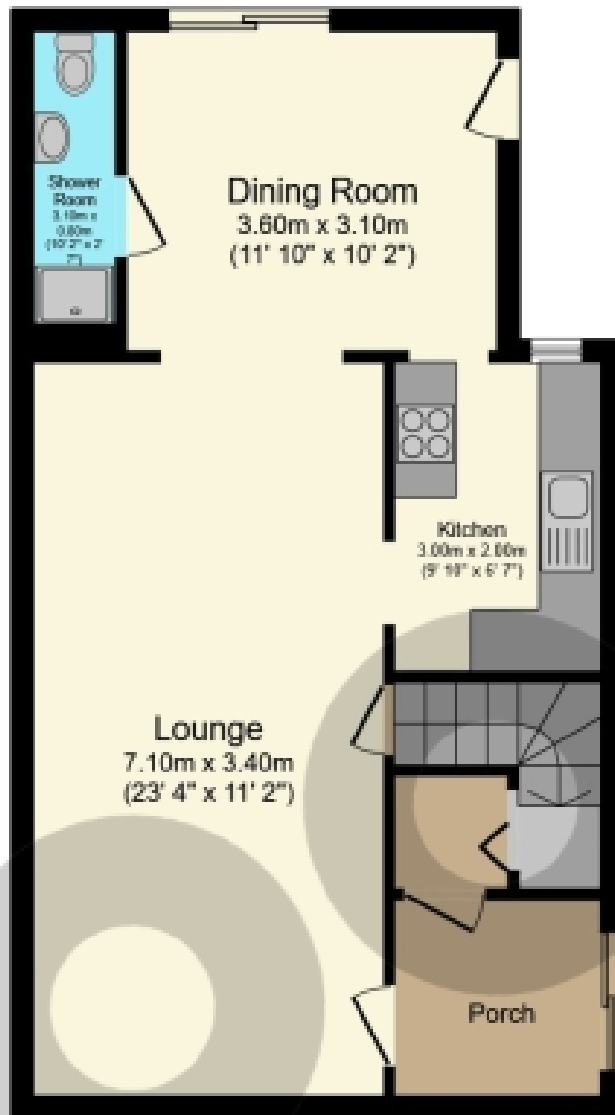




**Lochy Place, Erskine**

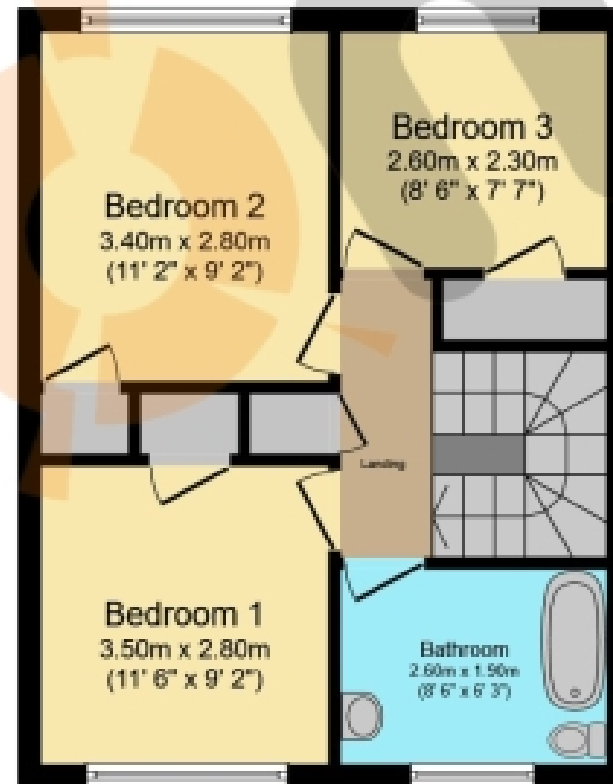
**Fixed Price £260,000**





### Ground Floor

Floor area 53.5 sq.m. (575 sq.ft.)



### First Floor

Floor area 39.0 sq.m. (420 sq.ft.)

**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](http://www.Propertybox.io)

## THE PROPERTY

\* EXTENDED - SPACIOUS FAMILY HOME \* IMMACULATE LOUNGE AND DINING ROOM \* MULTI-CAR DRIVEWAY & DETACHED GARAGE \* THREE GENEROUS BEDROOMS \* CLOSE TO LOCAL AMENITIES & SCHOOLS \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Lochy Place, a spacious semi-detached home situated in the ever-popular Erskine locale, close to excellent local amenities and transport links, including Glasgow Airport. The front of the property boasts an extensive monoblock driveway & detached garage.

You're welcomed into the entrance porch, accessing the lounge in the first instance. The spacious family lounge is immaculately presented with a large picture window filling the room with masses of natural light and complementing a brick fireplace, framing the room and adding an element of warmth to the space. The lounge flows seamlessly into the dining room for easy open plan living.

The charming dining room has gloss tiled flooring and sliding patio doors leading to the rear garden for indoor-outdoor living in the warmer months. The kitchen is well-appointed with cream wall and base mounted units, paired with dark worktops for an efficient workspace. Completing the ground level is a fully tiled shower room which is perfectly elegant in all its simplicity.

Into the upper level are three generously proportioned bedrooms, all benefiting from excellent built-in storage. The three-piece bathroom features colourful sanitaryware shown in the bath, W.C. and wash hand basin.

The rear garden is fully enclosed and beautifully maintained with a raised decking area and manicured lawn space; perfect for children and pets alike.

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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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.

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