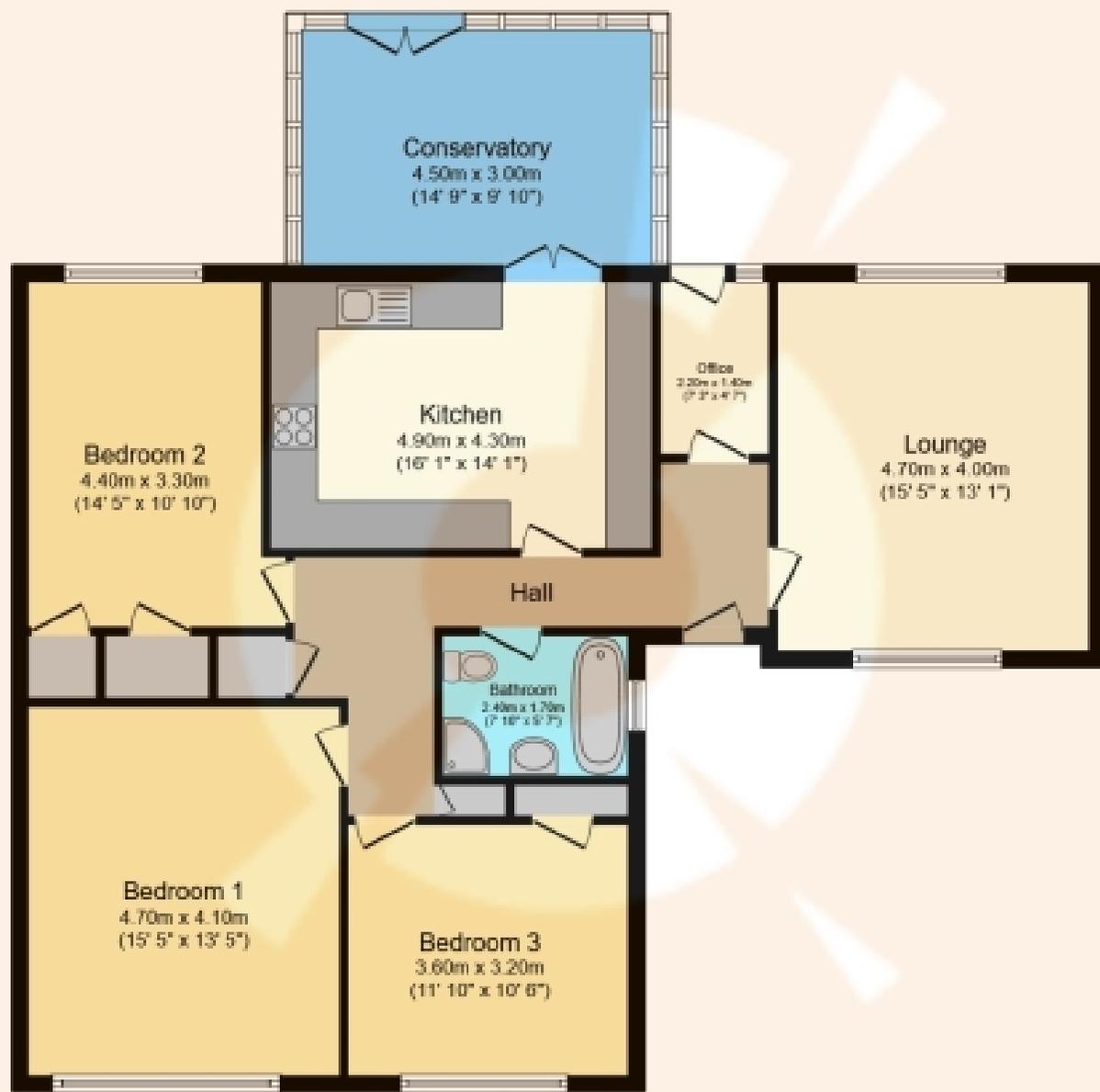




**4 Craighall Way, Erskine**

**Offers Over £285,000**





## Floor Plan

Total floor area 119.4 sq.m. (1,285 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\*EXTENDED TO SIDE\*\*HIGH SPECIFICATION KITCHEN WITH FEATURE SKYLIGHTS\*\*CONSERVATORY\*\*TASTEFUL DÉCOR THROUGHOUT\*\*MULTICAR DRIVEWAY\*\*DECKED REAR GARDENS\*\*CONVENIENT ADDITIONAL STUDY\*\*** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to No. 4 Craigiehall Way. No stone has been left unturned in the presentation of this wonderful home, coming to the market in true walk-in condition boasting sublime décor throughout with a fabulous extension to the side of the property, and conservatory to the rear; truly maximising the potential and creating an idyllic family accommodation.

To the front, there is a wrap around garden with sections of lush lawn and mature shrubbery including a serene cherry blossom tree. Also presented is a multicar driveway, which offers ample off-street parking solutions for family and friends alike.

Entering into the property, we are first welcomed into the inviting entrance hallway, which provides access to all rooms throughout the property.

Following through we enter the lounge, which forms part of the cleverly thought-out extension. The lounge is decorated with sumptuous tones featuring cool wood effect flooring, neutral wall coverings and quality oak effect/glazed doors. The dual aspect window formation washes the room with natural sunlight and a real focal point of the room is the spectacular living flame gas fire which is modelled on a traditional stove with ornate fireplace surrounds.

The kitchen really is the heart of the modern family home, and this property is certainly no exception. The room has been lovingly renovated by the current owners featuring an array of white shaker style units which have been paired with butcherblock worksurfaces, white tiled wall surrounds, modern spotlight fittings and sleek granite effect flooring, which all work cohesively to create a truly fashionable yet efficient workspace.

There are a whole host of quality integrated appliances including range cooker with gas five ring hob, extractor hood, white composite sink, dishwasher, washing machine, tall fridge and separate tall freezer. The true standout of the feature of the room has to be the stunning skylight window formations.

French doors lead through to the delightful conservatory, where the panoramic window surrounds provide an abundance of natural light. Currently styled as an additional sitting room, this space could be utilised in a number of ways, be it formal dining room, cinema room, home gym, bar or however you see fit.

The property houses three generously proportioned bedrooms as well as an additional office/study – a welcome addition for those working from home, looking for a cosy spot to curl up with a book or even an ideal gaming room for kids and parents alike to enjoy.

Completing the accommodation internally is the pristine, four-piece bathroom suite. Boasting fully tiled surrounds, the suite is comprised of w.c., wall mounted wash-hand basin with storage cabinetry, walk-in shower enclosure with sliding door and alcove bath, all boasting chic chrome fixtures and fittings. To the rear, there is a fantastic tiered garden which benefits from desirable decking areas – ideal for entertaining and al fresco dining in the sun.

This wonderful family home is set within one of Erskine's most sought-after addresses. Erskine itself offers a host of local amenities including a health centre, library, community hall and various shops which are only a 5-minute walk away. There are fantastic commuter links and the nearby Bishopton Train Station provides 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. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Early viewing is advised. 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. Thank you. 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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