



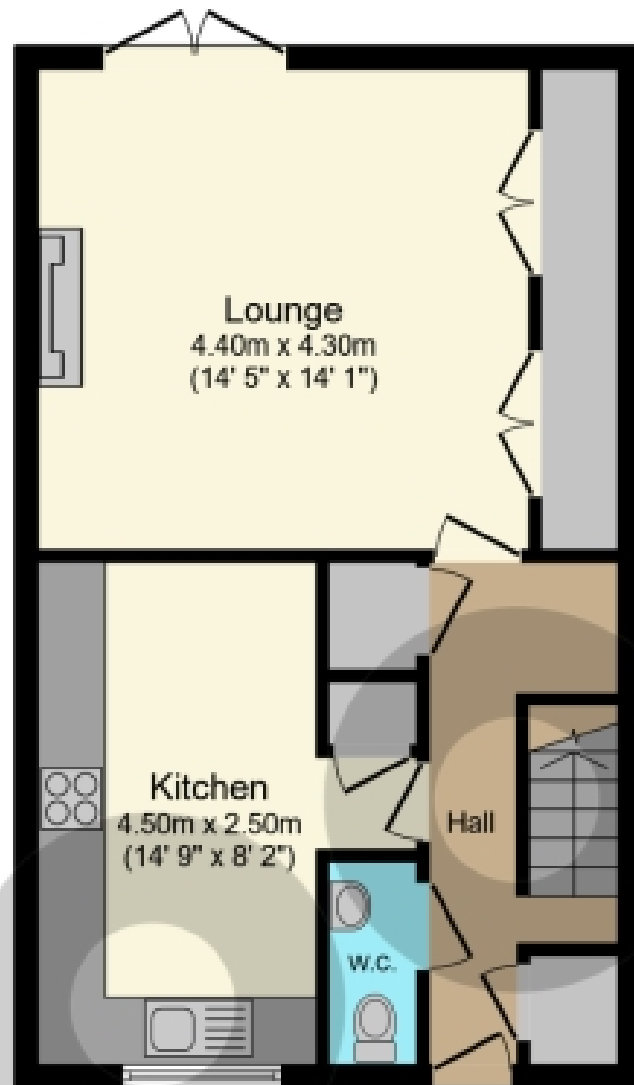
**49 Mains Wood, Erskine**

**Offers Over £150,000**



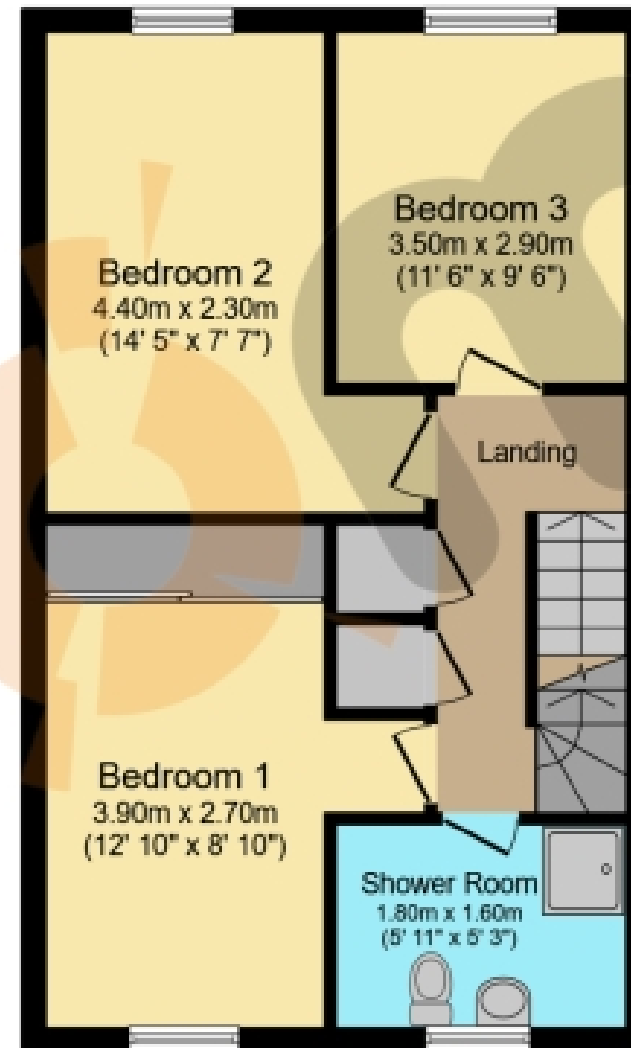






## Ground Floor

Floor area 46.3 sq.m. (498 sq.ft.)



## First Floor

Floor area 46.3 sq.m. (498 sq.ft.)

**TOTAL: 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

Welcome to No.49 Mains Wood, situated within the ever-popular Erskine locale, this fabulous mid-terrace property makes for a fantastic family home or first-time purchase close by to a host of local amenities, nurseries, and schools.

To the front of the home is an extensive multicar monobloc driveway leading to the front of the property, upon entering your welcomed into a bright & airy reception hallway. The spacious family lounge boasts generous dimensions complimented by an abundance of light and neutral décor for a warming space to relax and unwind.

The fitted dining kitchen offers plentiful wall and base mounted units paired with oak effect worktops for an efficient workspace. The kitchen further benefits from an integrated four ring gas cooker and oven alongside space for freestanding appliances where desired. The generous dimensions offer ample dining space to enjoy with family.

Completing the ground level is a fully tiled W.C. which is perfectly elegant in all its simplicity. Into the upper level are three generously proportioned double bedrooms with Bedroom One boasting excellent in-built storage solutions. Completing the property internally is a modern shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin alongside chic chrome fixtures and fittings.

To the rear of the property is a fabulously low-maintenance garden space, predominantly monobloc with a timber shed and fully enclosed, offering a great space for dining alfresco.

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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