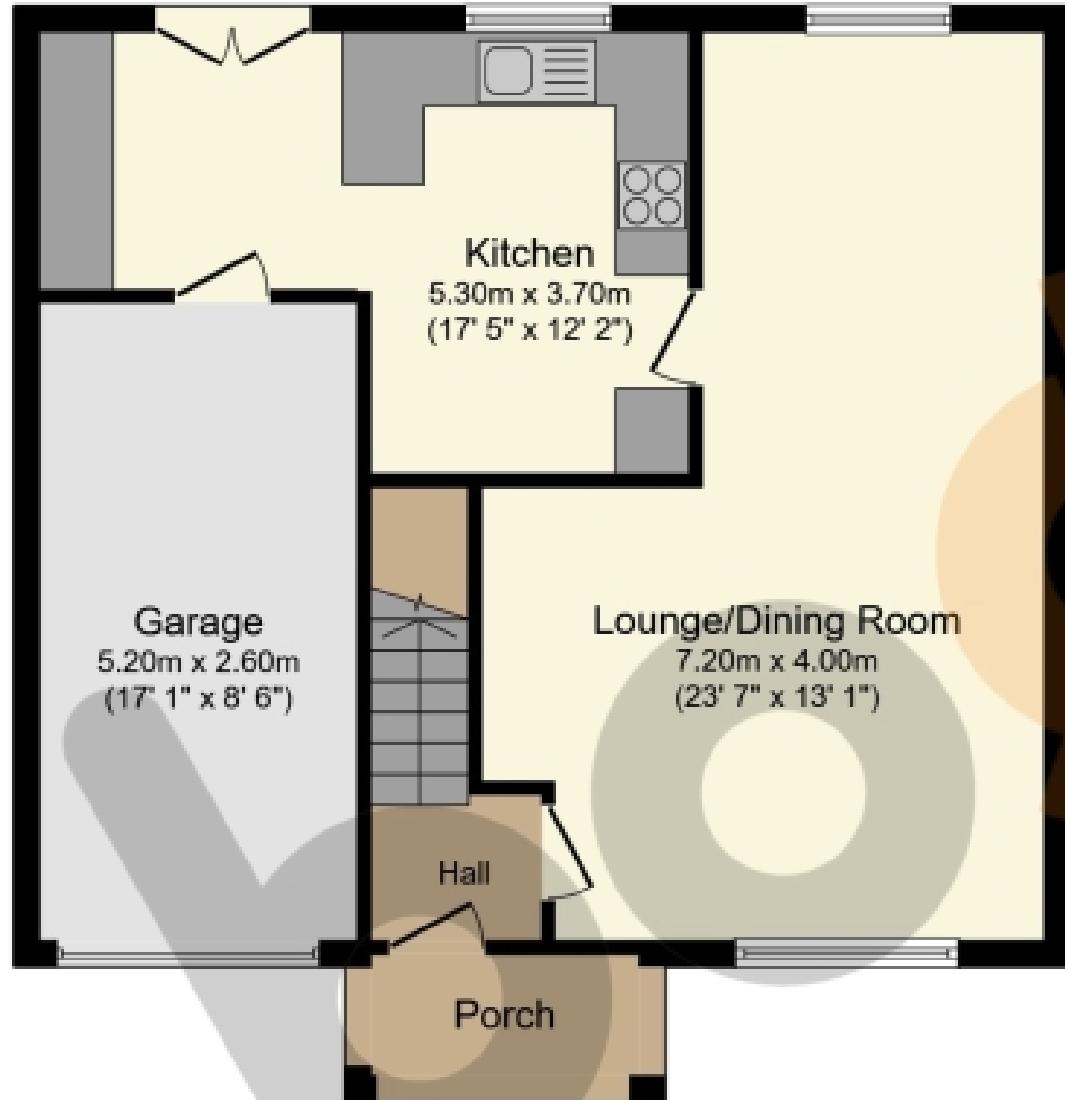


**10 Broomlands Crescent, Erskine**

**Offers Over £315,000**



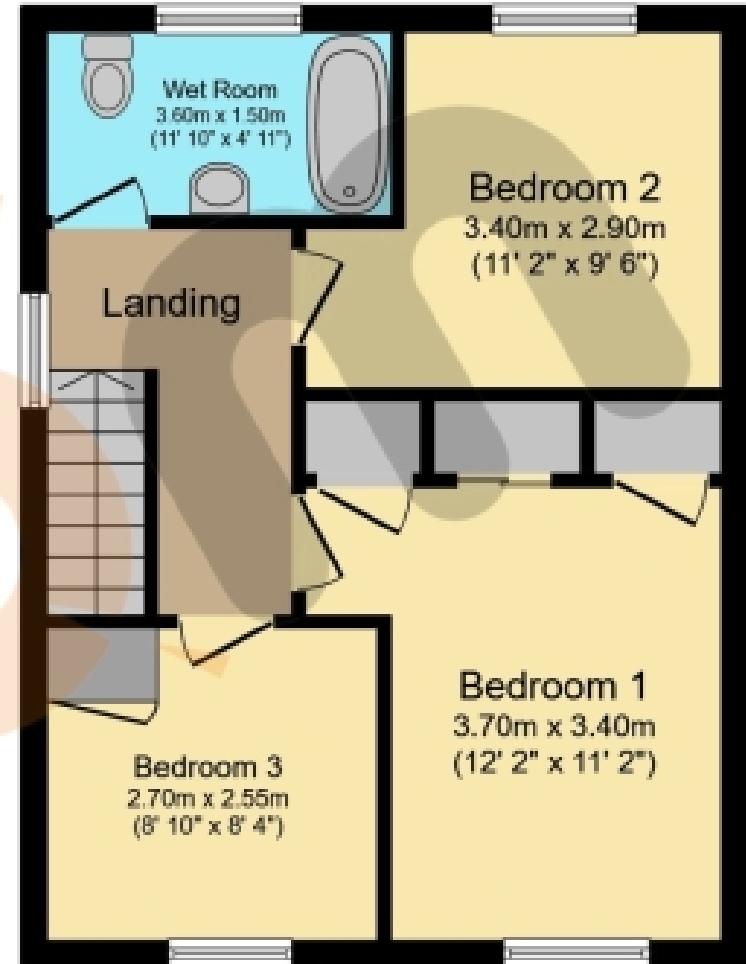


**Ground Floor**

Floor area 63.1 sq.m. (679 sq.ft.)

Total floor area: 103.8 sq.m. (1,117 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)



**First Floor**

Floor area 40.7 sq.m. (438 sq.ft.)

## THE PROPERTY

Welcome to No.10 Broomlands Crescent, a modern detached villa presented in true turnkey condition. This pristine family home is ideally located in the ever-popular Erskine locale offering plenty of reliable public transport links, local amenities, and easy access to Glasgow Airport & the M8 Motorway.

To the front of the property offers a multicar monoblock driveway, manicured lawn section and integral garage leading to the front entrance. Your welcomed into the home through a bright and inviting entrance vestibule leading to the family lounge in the first instance. This stylish open-plan living space seamlessly connects both the lounge and dining area, creating a relaxing atmosphere. Wooden effect flooring and tasteful neutral décor flows throughout the ground level, while the lounge boats a trendy media wall.

Leading off the dining area is a contemporary fitted kitchen that has been thoughtfully renovated, extending into a convenient utility area to make the most of the space. Sleek matte navy cabinetry is both wall and floor mounted, paired with oak effect worktops and a charming breakfast bar casual dining. The kitchen further benefits from quality integrated appliances including an induction hob, double oven, Belfast sink, and fridge freezer.

Into the upper level are three generously proportioned bedrooms, with Bedroom One and Three featuring built-in storage solutions. Completing No.10 internally is an ultra-modern three-piece family bathroom with chic marble tiling and black accents, featuring a W.C., wash hand basin with vanity storage and a bath with overhead waterfall shower.

The fully enclosed rear garden is desirably south facing and meticulously maintained and features both a manicured lawn and sociable patio space, offering a fabulous space for all the family to enjoy. A large garden shed sits at the rear of the garden for plenty of storage.

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 Bishopston 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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