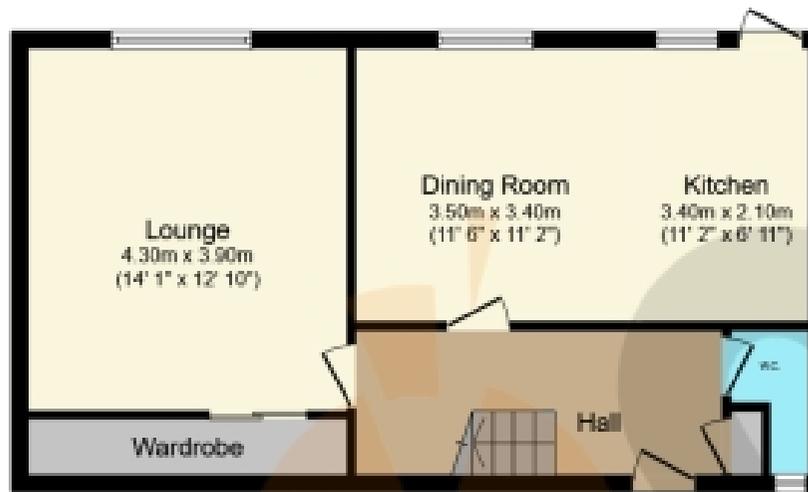




Portsoy, Erskine

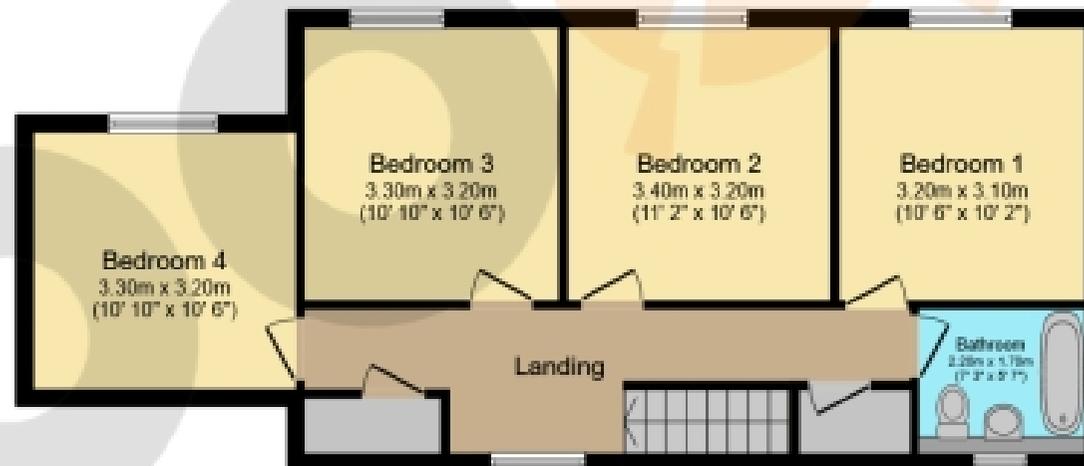
Offers Over £189,995





Ground Floor

Floor area 51.9 sq.m. (559 sq.ft.)



First Floor

Floor area 62.8 sq.m. (676 sq.ft.)

Total floor area: 114.8 sq.m. (1,235 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

Beautifully presented and thoughtfully designed with an attractive and spacious interior - perfect for modern family living. At the heart of the property is an ultra-modern dining kitchen, thoughtfully designed to combine style and functionality. Low maintenance back garden, providing a pleasant outdoor space.

Upon entering Portsoy, you are welcomed into a hallway that provides access to all ground-floor rooms. The spacious family lounge boasts generous proportions, a charming character fireplace, and large picture window. This inviting space is perfect for relaxing or entertaining, offering ample room for a variety of furniture configurations.

Continuing through the ground floor, you will find the impressive dining kitchen. Fitted with dark oak-effect base and wall-mounted cabinetry, complimented by chic granite worktops and tasteful tiled splashback. The kitchen offers a range of integrated appliances including fridge, freezer, oven, hob, extractor fan, and dishwasher. The layout is both stylish and practical, featuring a large breakfast bar as well as a dedicated dining area, ideal for hosting guests or enjoying family meals. A convenient ground-floor W.C. completes the downstairs accommodation.

Upstairs, there are four generously sized bedrooms, each comfortably accommodating a double bed. The family bathroom is well-appointed with a bath with overhead shower, wash hand basin, and W.C.

Externally, the beautifully maintained rear garden provides a wonderful outdoor retreat, complete with a spacious lawn and patio area, making it perfect for the whole family to enjoy.

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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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com