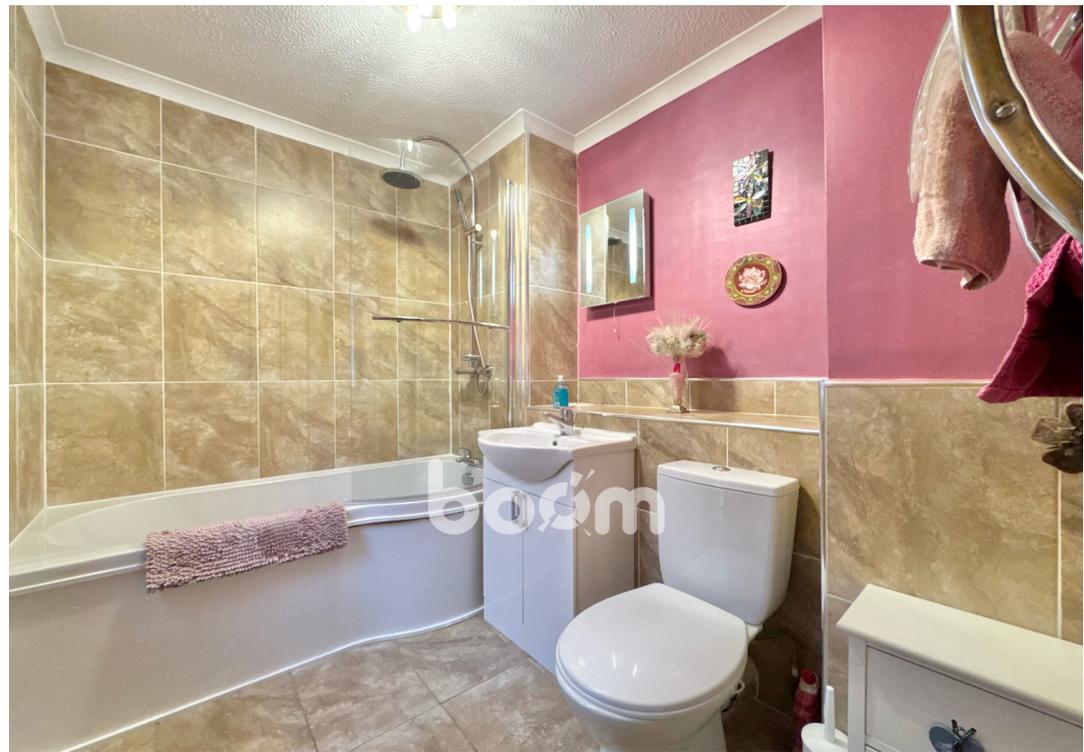
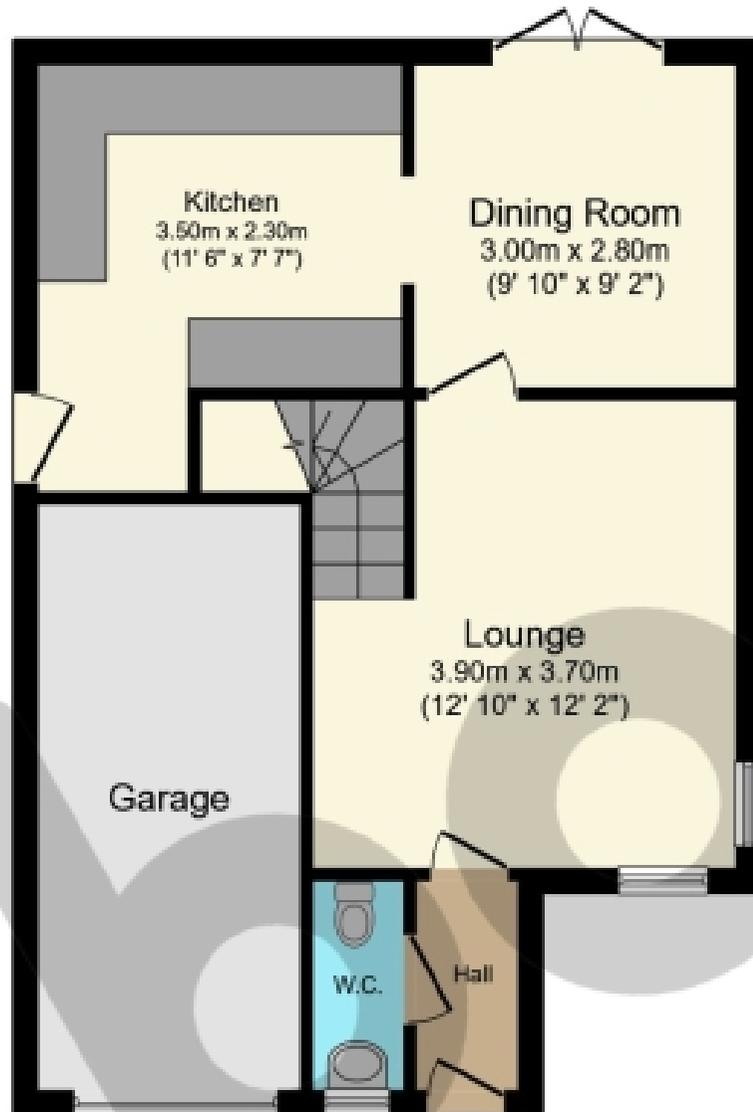




**Garnie Avenue, Erskine**

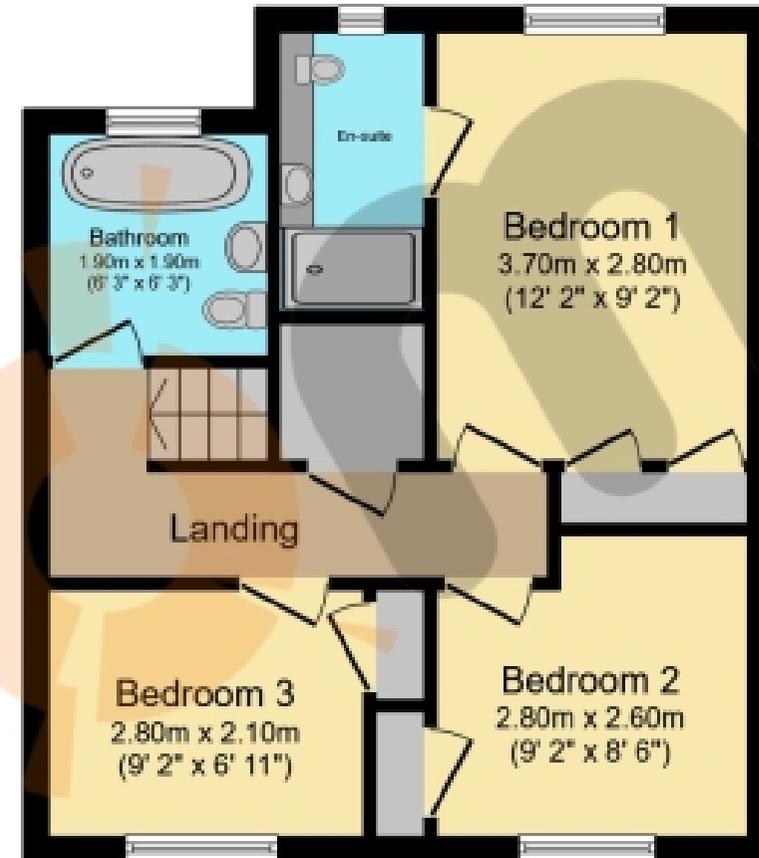
**Offers Over £259,995**





### Ground Floor

Floor area 50.4 sq.m. (543 sq.ft.)



### First Floor

Floor area 40.6 sq.m. (437 sq.ft.)

**Total floor area: 91.1 sq.m. (980 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

Garnie Avenue welcomes you to the ever-popular Erskine locale, offering a variety of amenities, reliable transport links, and local schooling. This detached villa is ideally suited to both commuters and families, featuring a multi-car driveway, an impressive rear garden, and three well-proportioned bedrooms.

To the front of the home is an extensive monoblock multicar driveway, alongside manicured lawn sections leading to an integral garage and front entrance. You're welcomed into the home through a warming reception porch and into the lounge in the first instance. The spacious space family lounge benefits from soft, neutral décor, and a focal point fireplace for a relaxing space to unwind. Off the lounge is a charming dining room for a flexible living space and features patio doors for easy access to the rear garden; perfect for during the summer months.

The contemporary kitchen is fitted with ample grey matte base and wall-mounted cabinetry paired with oak effect countertops for a stylish and efficient workspace. The space benefits from integrated appliances including an oven, hob and extractor fan. A convenient utility room provides additional storage, workspace and room for freestanding appliances.

Into the upper level are three well-proportioned bedrooms all benefiting from built-in storage solutions, with Bedroom One featuring an en-suite shower room. Completing the home internally is a three-piece bathroom comprising of a W.C., wash hand basin and bathtub with overhead shower.

The rear garden is well maintained and fully enclosed, featuring a manicured lawn and sociable decking area. Enjoying both sunshine throughout the warmer months and winter sun, it's a wonderful space for the whole family to relax.

This property further gains from gas central heating and double glazing throughout.

**\*THIS PROPERTY USES AI TO ENHANCE THE LISTING\***

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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