



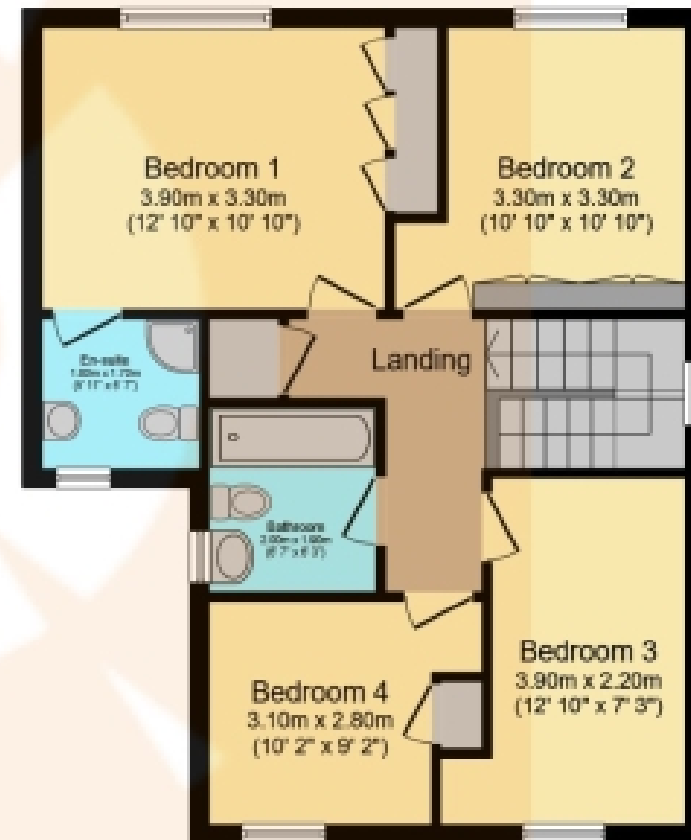
47 Hawthorn Crescent, Erskine

Offers Over £299,995





Ground Floor



First Floor

Total floor area 147.6 sq.m. (1,589 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

Upon entering the property, you are welcomed into a bright and spacious entrance hallway which leads to the ground floor accommodation. The generous lounge features large window formations overlooking the front of the property, providing an abundance of natural light.

The dining room is perfect for entertaining guests, while the conservatory is an ideal place to relax and unwind with views of the beautifully landscaped back garden and beyond. The fitted well-appointed kitchen is fully equipped with modern appliances, including a hob, electric double oven, integrated fridge/freezer, and dishwasher. There is also a separate utility room providing additional storage space and plumbing for washing machine and dryer.

The garage has been converted into a home gym, perfect for keeping fit without leaving the comfort of your own home. There is also a convenient downstairs w.c. located on the ground floor. The property has gas central heating, double glazing, and is in good condition throughout.

Upstairs, there are four bedrooms including the master bedroom with en-suite shower room. Bedrooms two, three and four are good-sized rooms. The fully tiled modern family bathroom features a bath, washbasin, and WC.

The property benefits from fantastic open views to the rear of the property. The beautifully landscaped back garden with a patio area is perfect for outdoor entertaining, while the front garden is laid to lawn with a driveway providing off-street parking.

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. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This fabulous family home set within an exclusive Erskine development will no doubt be very popular therefore we would highly recommend an early viewing.

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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