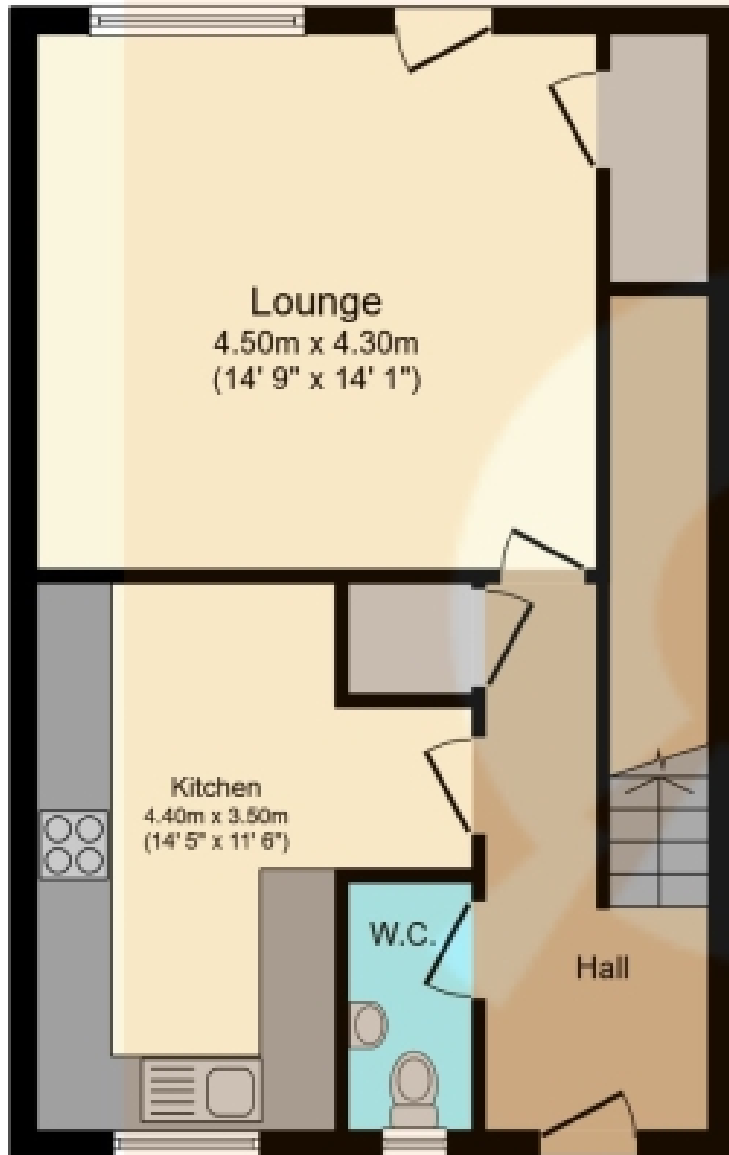




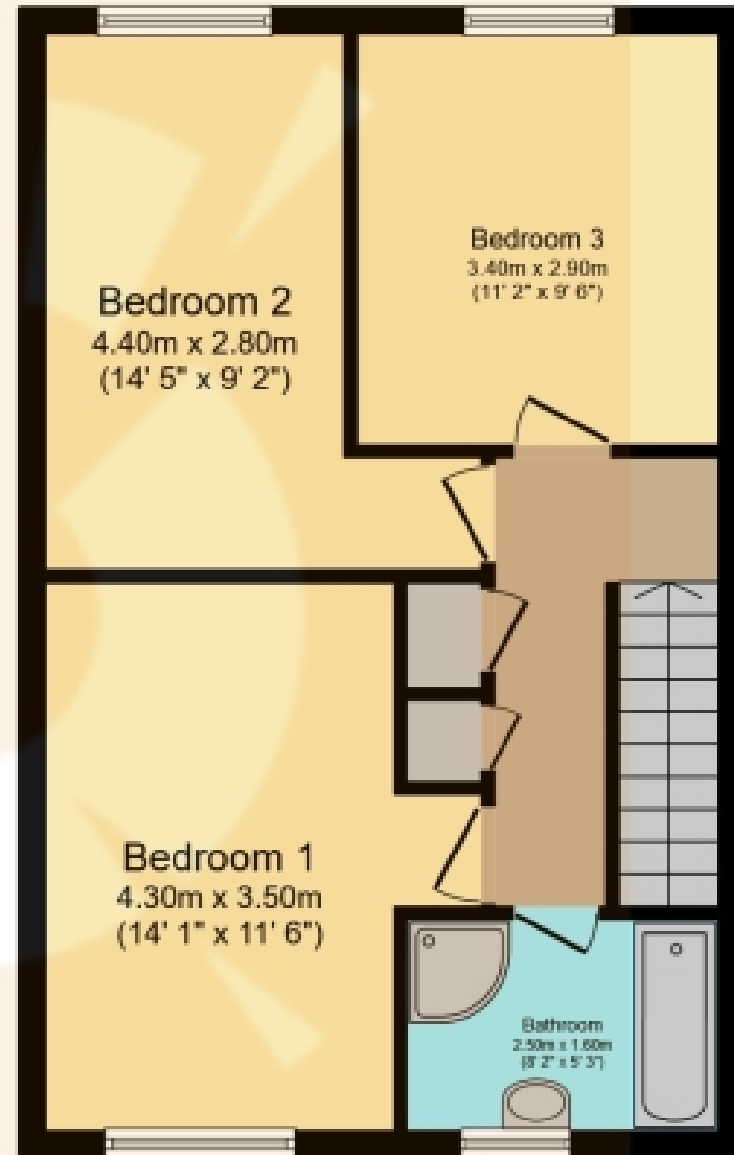
**10 Parkhill, Erskine**

**Offers Over £165,000**





**Ground Floor**



**First Floor**

Total floor area 95.0 sq.m. (1,023 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

**\*\* TRUE WALK-IN CONDITION FAMILY HOME \*\* CONTEMPORARY DINING KITCHEN \*\* ULTRA-MODERN FOUR-PIECE BATHROOM & DOWNSTAIRS W.C. \*\* LOW MAINTENANCE GARDENS TO FRONT & REAR \*\***. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 10 Park Hill, a substantial and impressive family home, offering spacious and stylish accommodation. No expense has been spared by our clients with only the highest quality fixtures and fittings on offer. First impressions are everything and that is certainly the case upon entering the welcoming reception hallway which sets the tone for the rest of this wonderful home.

The family lounge is strikingly spacious and has been tastefully decorated throughout with contemporary wall coverings and quality wood-effect flooring. Large, double-glazed window formations engulf the entire room with light, further enhancing the feeling of bright airy spaciousness which you get when you first walk in.

The lounge offers access out to the beautifully landscaped rear garden featuring a sociable patio area, ideal for outdoor entertaining/dining alfresco. There is a useful garden shed, offering further storage for indoor/outdoor equipment, and the garden is fully enclosed via timber fencing.

The modern dining kitchen has been fitted to include a range of wall and floor mounted units with a striking butcher-block effect worksurface, creating a fashionable and efficient workspace. Integrated appliances include a fridge/freezer and dishwasher, and there is further free-standing space for a Range-style cooker, washing machine and wine cooler.

Completing the ground floor is the downstairs W.C. which is so elegant in its simplicity.

Access to the upper level of this fabulous family home is via a carpeted staircase with white timber bannister, where you will find three generously proportioned double bedrooms which have all been tastefully decorated throughout.

The contemporary, four-piece bathroom suite includes a walk-in shower cubicle, bath, w.c. and countertop basin which has been contained within a stylish vanity unit. Contemporary chrome fixtures and fittings can be found throughout.

This property further benefits from double-glazing and gas-central heating, providing each room with a lovely warmth.

The attention to detail throughout this home is a credit to the current owners and is a short walk to Park Mains High School. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

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.

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.

**www.thepropertyboom.com**  
**70 West Regent Street, Glasgow, G2 2QZ**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**