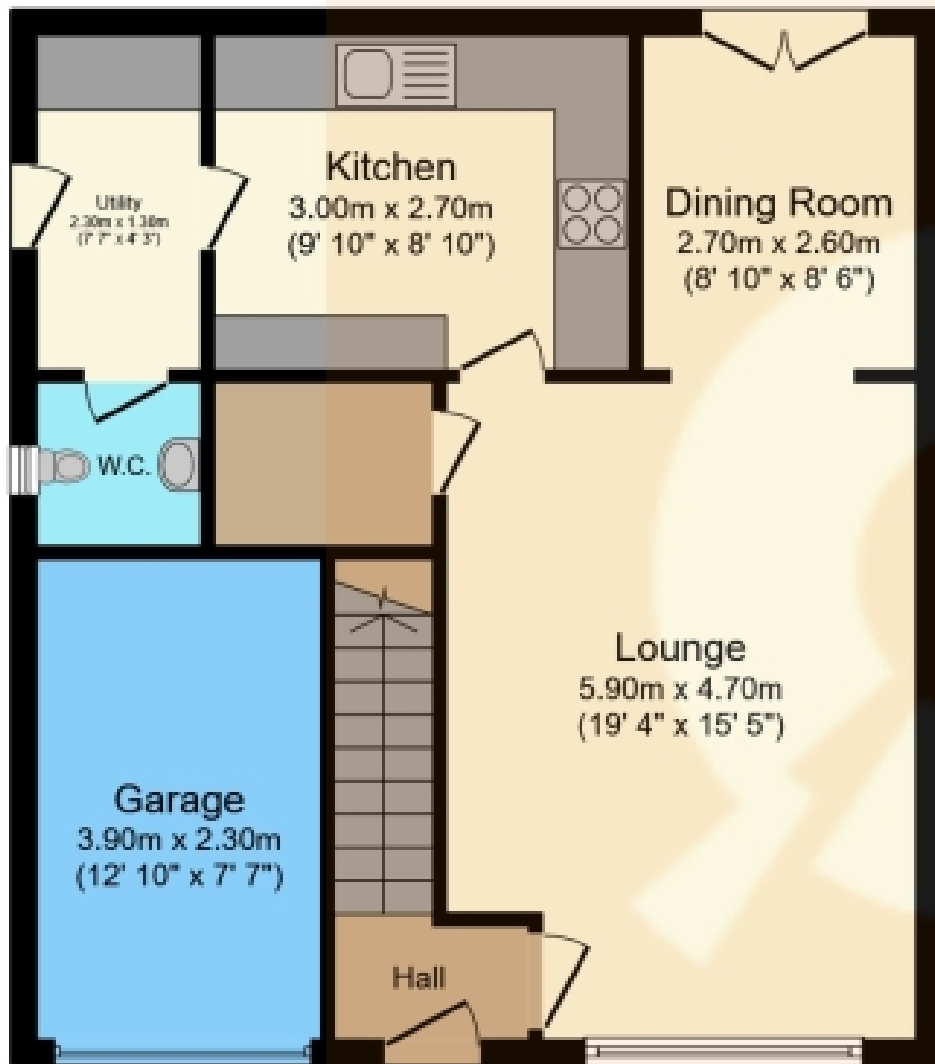




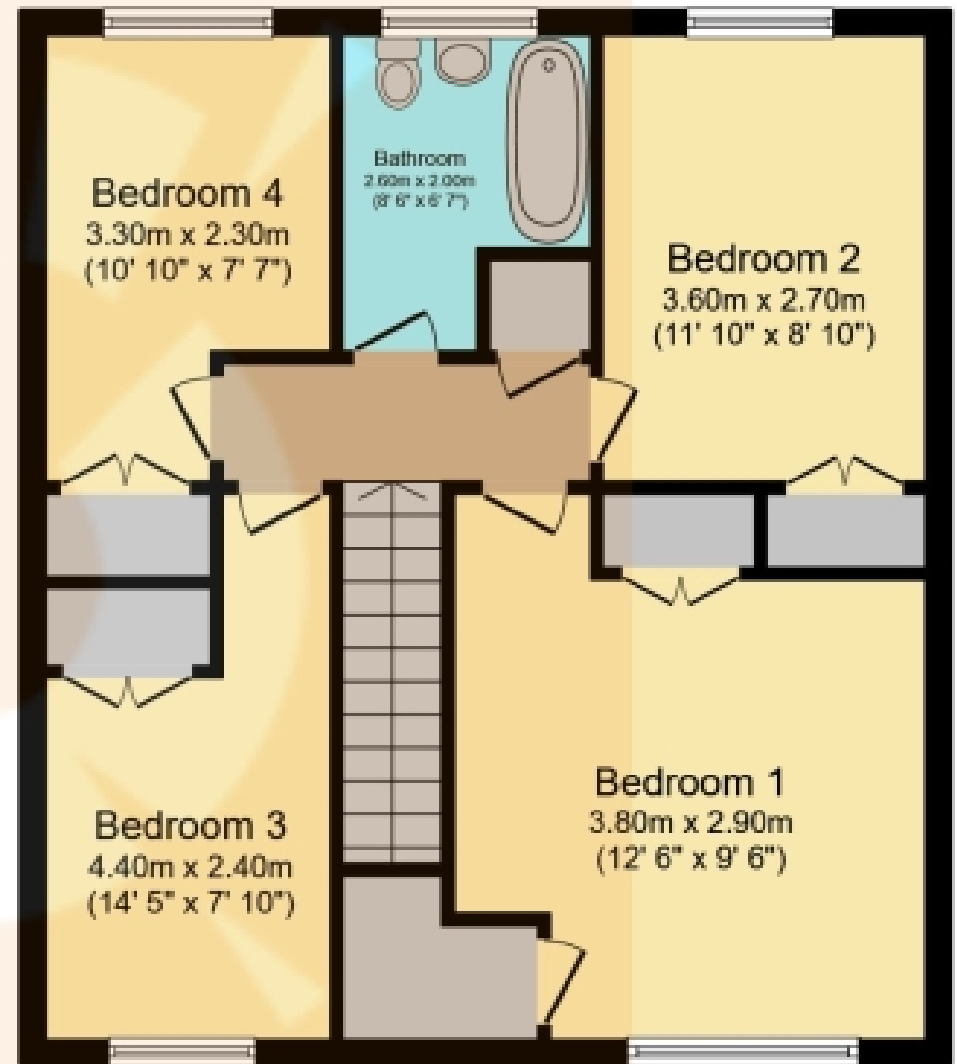
**46 Hawthorn Crescent, Erskine**

**Offers Over £259,995**





**Ground Floor**



**First Floor**

Total floor area 115.0 sq.m. (1,238 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

**\*\* SOUGHT-AFTER ERSKINE ESTATE \*\* SEPARATE UTILITY ROOM \*\* MAIN BATHROOM & DOWNSTAIRS W.C. \*\* EXTENSIVE REAR GARDEN \*\* MULTI-CAR DRIVEWAY LEADING TO INTEGRAL GARAGE \*\*** View in Person or Online. Please contact your personal estate agent, The Property Boom for much more information and a copy of the Home Report.

Welcome to No. 46 Hawthorn Crescent and this seldom available detached home, set within a sought-after estate and offering fabulous flexible accommodation. To the front is a section laid to lawn, with a multi-car monobloc driveway leading to the integral garage.

Upon entering, you are welcomed into the entrance hallway which gives access in the first instance to the family lounge. The lounge is awash with natural sunlight, thanks to the dual aspect. The open-plan layout flows seamlessly into the dining room which offers the perfect space for entertaining guests, and French doors give direct access to a sociable patio area.

The kitchen holds an array of wall and base mounted units, offering ample storage space. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, fridge, and freezer. There is a separate utility room providing additional storage space and plumbing for a washing machine. Completing the ground floor is a convenient downstairs w.c.

On to the upper level are four generously proportioned double bedrooms with all bedrooms boasting excellent in-built storage solutions. The three-piece family bathroom features a bath with overhead shower, W.C., and wash hand basin,

To the rear is a low maintenance garden which is predominantly laid to lawn with patio area; perfect for outdoor entertaining. The garden is also fully enclosed, offering a safe and secure environment for children and pets alike.

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 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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