



**55 Mains River, Erskine**

**Offers Over £160,000**





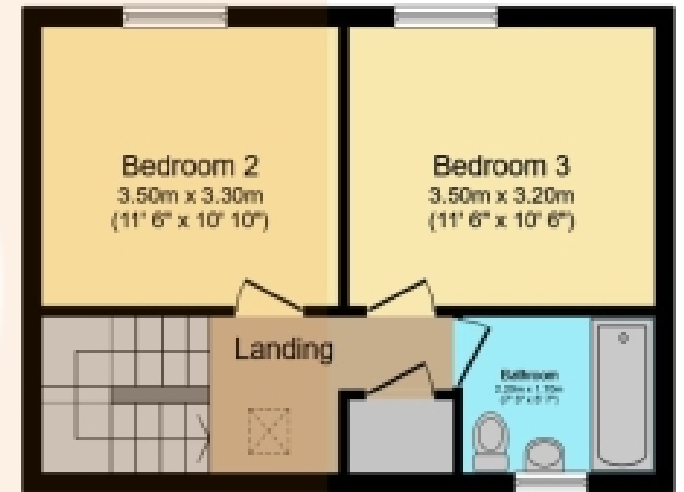




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 104.0 sq.m. (1,120 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

Welcome to No.55 Mains River, Erskine. This charming end-terrace townhouse offers a comfortable and versatile living space spread across three levels, making it a fabulously flexible family home.

Upon entering the property from the front garden area, you are greeted by a welcoming reception hallway leading into the dining kitchen on the ground floor. The well-appointed kitchen features white gloss cabinetry and sleek countertops, providing an efficient workspace alongside quality integrated four ring gas cooker, oven, washing machine and fridge freezer. Adjoining the kitchen is the charming dining room, offering a delightful space for family meals and gatherings. Additionally, a bright & airy shower room completes the ground floor comprising of walk-in shower cubicle, W.C. and wash hand basin.

Moving up to the first floor, you'll find a spacious lounge which has been tastefully decorated with neutral tones, providing the perfect spot to relax and unwind after a long day. Large picture window to the rear with additional large window to the front bringing in plenty of natural light, illuminating the space and offering lovely open views both to the rear and front aspect. Also situated on the first floor is also a bright, generous double bedroom.

The second floor of No.55 offers a double height stairwell with large velux window flooding the upper floor with natural light. It houses the remaining two generously proportioned double bedrooms. Completing the property internally is a fully tiled family bathroom comprising of bathtub with overhead shower, W.C. & feature wash hand basin.

To the rear of the property, you'll discover a fully enclosed back garden that is low maintenance and predominantly decked featuring a fantastic summer house. This outdoor space is a lovely sun trap, perfect for enjoying the fresh air, socialising and hosting outdoor activities or simply relaxing. The rear gate gives access to open green space and natural woodland beyond.

Erskine offers a host of local amenities including a health centre, library, sports complex, community hall and various shopping options 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.

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](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)