



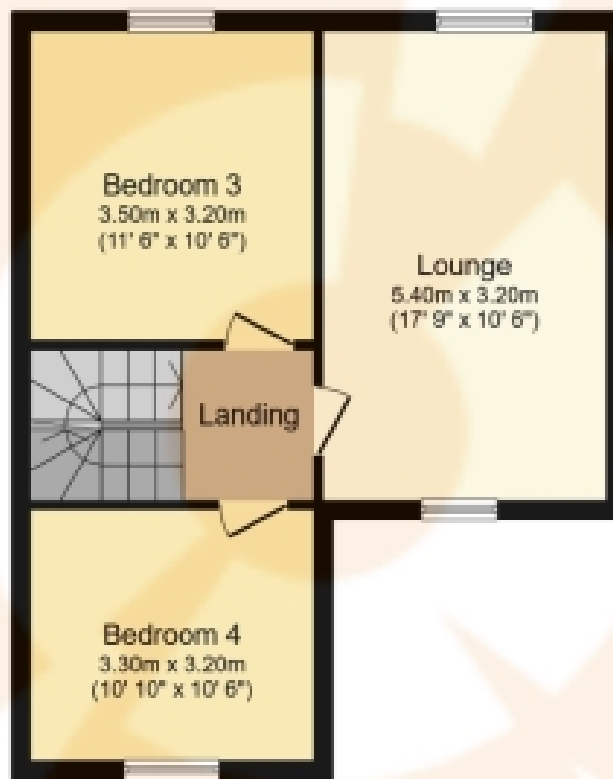
58 Mains River, Erskine

Offers Over £169,995

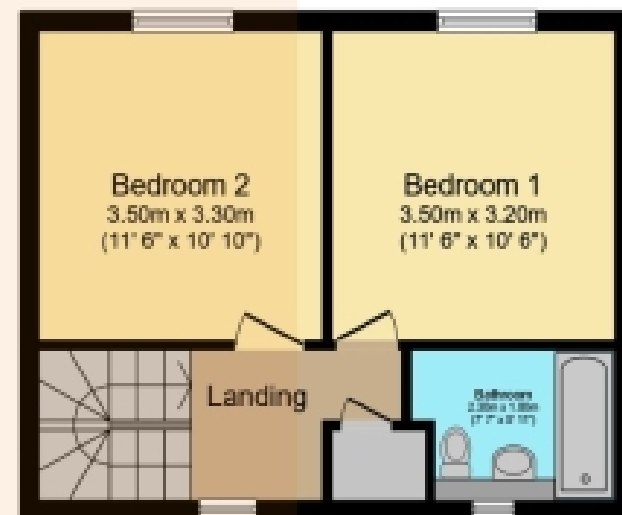




Ground Floor



First Floor



Second Floor

Total floor area 118.8 sq.m. (1,279 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 58 Mains River. This delightful, terraced townhouse offers to the market a flexible and stylish accommodation spread across three levels and would make for an ideal family sized purchase.

Entering the property, we are welcomed into the inviting reception hallway which flows seamlessly through to the ground floor dining-kitchen. The well-appointed kitchen features an array of wall and base fitted units, offering ample storage facilities. Adjacent to the kitchen, you'll find a second public room. Currently utilised as a formal dining room, this space is ideal for family meals and gatherings but could fit a variety of uses. Completing the ground floor accommodation is the convenient W.C.

A carpeted stairway leads us to the first floor, which houses the sumptuous family lounge. The lounge is spacious in size and boasts a host of tasteful décor upgrades, including timelessly stylish wall panelling. Additionally, a fantastic dual aspect window formation floods the room with natural sunlight. Also located on the first floor are two, generously proportioned double bedrooms.

Rising to the second floor, we enter onto the landing which features a delightful velux window, bathing the space in sunlight. The remaining two bedrooms are housed on this level, both benefitting from spacious dimensions and chic décor upgrades. Completing the internal accommodation is the contemporary family bathroom which boasts uber stylish wet wall coverings and is comprised of w.c., countertop wash hand basin and bath with shower overhead.

To the rear of the property, you'll find a fully enclosed, low-maintenance back garden. This outdoor space is a delightful sun trap, perfect for enjoying fresh air, socialising, hosting outdoor activities, or simply unwinding.

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.

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