



18, BROOM AVENUE, ERSKINE, PA8 7BB





Description

Set at the head of a desirable cul de sac adjoining the countryside this four bedroom extended SEMI DETACHED BUNGALOW is an excellent family home in a sought after West Freelands address. There is an attractive, enclosed landscaped side/rear garden with decked area perfect for relaxing on summer days and generous sized lawn with selection of shrubs and shed. A particular feature is the spacious garden room which is a perfect space for relaxing and entertaining.

A pebbled driveway offers essential off street parking. Specification includes: double glazing and gas central heating. Erskine provides a range of shop, amenities and schooling with good transport links to the M8 corridor and Glasgow airport which is ideal for commuters.

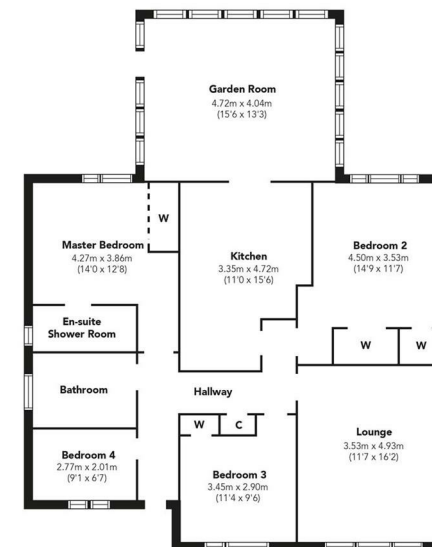
Impressive accommodation comprises: "L" shaped Hallway bu UPVC double glazed door with inbuilt cupboard and hatch to the loft. There is a bright front facing Lounge with marble fireplace and inset electric fire. The quality fitted Kitchen features French doors to the garden room. There is a range of beech style units, black high gloss work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge/freezer and dishwasher. The Garden Room enjoys views over the garden towards the countryside.

The Master Bedroom benefits from a bank of wardrobes and Ensuite Shower Room with side window, plus three piece suite offering: vanity wash hand basin, wc and shower cubicle with spa jet shower. Further specification includes: wall/floor tiling and heated towel rail. There are two further double sized Bedrooms with wardrobe/cupboard storage and 4th single Bedroom which could also be be a home office. The luxury Bathroom with side window features a four piece suite comprising: pedestal wash hand basin, wc, spa bath and shower cubicle. Additional benefits include: partial wall tiling, tiled floor and chrome style heated towel rail.

Viewing is essential. EPC = C

Measurements

Hallway
Lounge
3.53m x 4.93m (11'7 x 16'2)
Kitchen
3.35m x 4.72m (11'0 x 15'6)
Garden Room
4.72m x 4.04m (15'6 x 13'3)
Master Bedroom
4.27m x 3.86m (14'0 x 12'8)
Ensuite Shower Room
Bedroom 2
4.50m x 3.53m (14'9 x 11'7)
Bedroom 3
3.45m x 2.90m (11'4 x 9'6)
Bedroom 4
2.77m x 2.01m (9'1 x 6'7)
Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans











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