



1 BROOM AVENUE
ERSKINE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A gorgeous, four bedroom, detached family home boasting splendid countryside views, set within an exclusive private road of only three homes.

Set on a small private off shoot of Broom Avenue, this gorgeous detached family home is presented to the market in wonderful, contemporary order throughout.

Accommodation comprises, broad reception hall with under stair closet and modern guest W.C, an impressive front facing lounge with the formal dining room to the rear separated by internal French doors, sliding patio doors provide access from the dining room to the garden. The well appointed kitchen provides a range of base and wall mounted units with integrated appliances throughout and breakfasting bar, further direct access to the garden via kitchen. To the front of the home a generous double bedroom on the ground level currently used as a home office.

On the upper level the galleried landing provides access to three further bedrooms, a linen closet and family bathroom. The principal bedroom boasting a duel window formation and large sliding mirror wardrobes. Bedroom two and three both good double rooms, bedroom two with further fitted wardrobes. The family bathroom provides a three piece suite with tiled in bathtub and over shower.

Externally, sitting in a generous plot this home boasts fantastic garden grounds, to the front laid lawn wraps around the front leading to a lengthy stone chip driveway providing ample space for many vehicles and leads to a single garage. To the rear there is extensive laid lawn, fully enclosed for privacy, side access to the garage and a large decking area which receives the evening sun, perfect for al fresco dining.





Erskine is a popular town with good local shopping including The Bridgewater shopping centre. There is established local schooling including the newly built Park Mains Secondary School. Erskine has good road links to the Erskine Bridge, Glasgow airport and the M8 motorway network.

BW2563 | Sat Nav: 1 Broom Avenue, Erskine, PA8 7BB

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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