



**16 ST ANNE'S WYND**  
ERSKINE

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4 | BEDROOMS

4 | BATHROOMS

2 | PUBLIC ROOMS

**An impressive and substantially extended four bedroom detached family home providing extensive accommodation over two levels.**

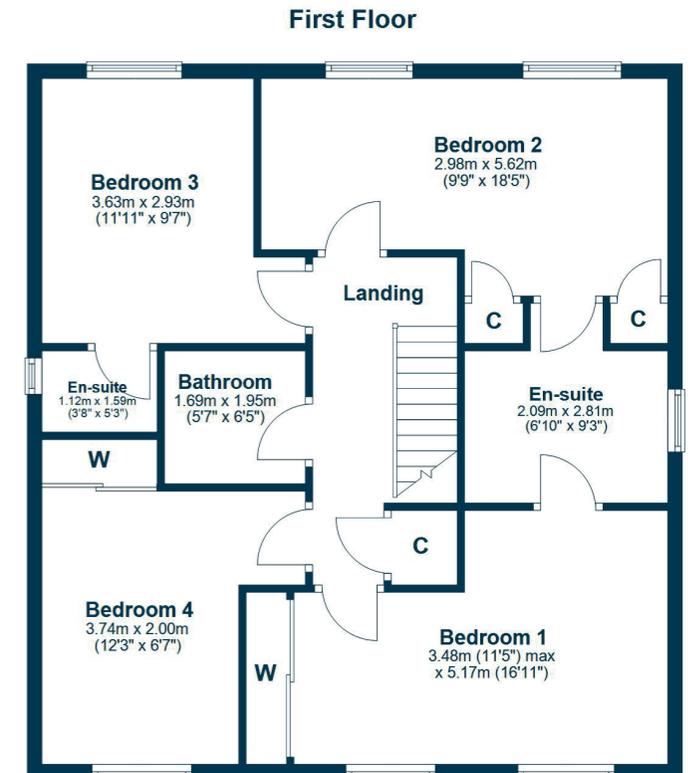
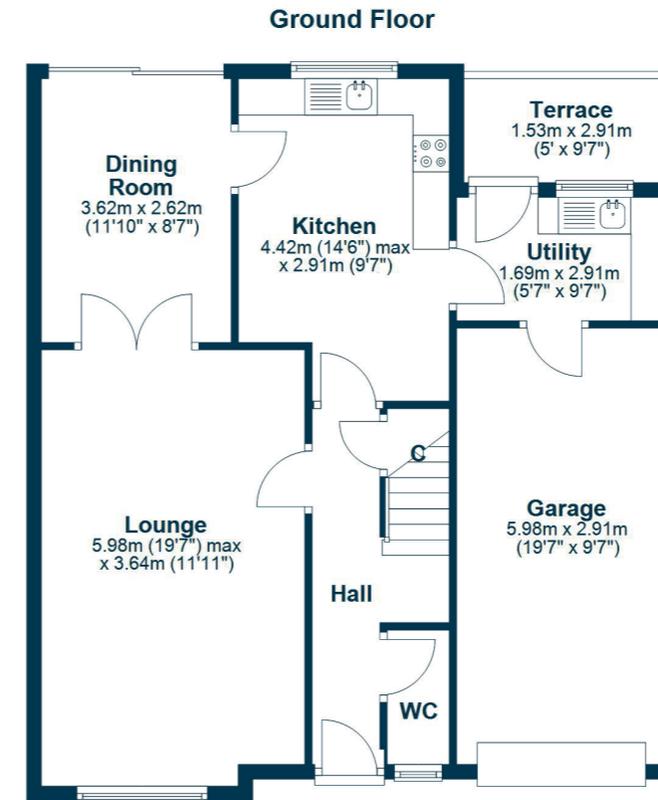
This highly impressive contemporary family home boasts a phenomenal side extension adding superb additional living space. Providing four generous bedrooms, two ensembles as well as family bathroom and excellent living space on the ground floor it makes for a perfect family home.

Entry via canopied front entrance into the reception hallway with guest W.C, staircase to the upper level providing storage under. Front facing lounge with focal point feature fireplace, French door access into the rear formal dining room with sliding patio doors directly onto the rear timber decking area. The kitchen provides a range of contemporary base and wall mounted units with integrated appliances throughout. A separate utility suite just off the kitchen allows for access into the rear sheltered terrace and integral single garage.

The upper level landing provides access to four generous double bedrooms and family bathroom suite. The principal bedroom provides built-in sliding wardrobes, a storage closet and shares a luxurious ensuite shower room Jack & Jill style with bedroom two which also boasts fitted storage. Bedroom three with further fitted wardrobes and its own ensuite shower room and bedroom four with sliding wardrobe formation. The family bathroom is fully tiled and provides a three-piece bath suite.

Externally, to the front a substantial monobloc driveway provides ample private parking for multiple vehicles and leads to the single integral garage, the corner position provides the home with a large front lawn. To the rear the garden has been professionally landscaped, a large level lawn is laid with astro turf with an extensive timber deck spanning the width of the home, perfect for dining in the sun.





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.

**BW2578** | Sat Nav: 16 St Anne's Wynd, Erskine, PA8 7PT

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



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