







Immaculate 3-bedroom end-terraced Cala home in Erskine with spacious lounge, dining kitchen, WC, family bathroom, primary en-suite, landscaped rear garden, garden room, allocated parking and solar panels.

SOLD

Offers Over £290,000

Freehold | Stunning 3 Bedroom Cala Home in Erskine | Garden Room & En-Suite





Entrance Porch – 1.26m x 1.43m

The property is entered through a welcoming entrance porch leading into the main hallway and providing an attractive introduction to this modern family home.

Entrance Hall – 2.16m x 4.55m
Bright and well-presented hallway providing access to the principal ground-floor apartments and staircase to the upper level. The fresh neutral décor continues throughout the home, creating a bright and contemporary feel.

Living Room – 3.29m x 4.79m
A generously proportioned main living room with a large front-facing window providing plenty of natural light. Contemporary flooring and a striking feature wall create an attractive focal point, while the dimensions allow ample space for a variety of lounge furniture.

Dining Kitchen – Kitchen 2.87m x 3.16m / Dining Area 2.59m x 3.16m
A superb modern dining kitchen forming an excellent everyday family and entertaining space. The kitchen is fitted with an extensive range of high-gloss white wall and base units complemented by contrasting work surfaces, integrated cooking facilities and space for appliances.

The adjoining dining area provides generous room for a family dining table, while French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The gas-fired Ideal Logic combi boiler is housed within a kitchen cupboard.

Ground Floor WC – 2.26m x 1.19m
Convenient ground-floor WC fitted with a modern two-piece suite comprising WC and wash-hand basin, complemented by contemporary finishes.

Upper Hall – 2.02m x 3.77m
The carpeted upper landing provides access to all three bedrooms, the family bathroom and en -suite accommodation.

Primary Bedroom – 3.36m x 3.74m
An impressive main double bedroom featuring a large window providing excellent natural light and a pleasant outlook. The room offers generous proportions, neutral décor, carpeting and fitted mirrored wardrobe storage.

En-Suite Shower Room – 2.02m x 2.11m
The primary bedroom benefits from its own contemporary en-suite, fitted with a WC, wash-hand basin and separate shower enclosure. Modern tiling and a chrome heated towel rail complete the room.

Bedroom Two – 3.35m x 3.74m
A second generously sized double bedroom offering excellent flexibility for family living. The room benefits from a large window, neutral décor and ample space for freestanding bedroom furniture.

Bedroom Three – 2.79m x 2.69m
A well-proportioned third bedroom which would work equally well as a child's bedroom, guest





room or dedicated home office.

Family Bathroom – 3.36m x 1.66m
Stylish family bathroom fitted with a modern three-piece suite comprising WC, wash-hand basin and bath with shower over. Contemporary wall and floor tiling together with a heated towel rail provide a smart finish

Gardens & Garden Room

Externally, the property enjoys private garden grounds. The impressive enclosed rear garden has been designed for low-maintenance family living and entertaining, incorporating artificial lawn, patio and composite decking areas.
A substantial composite-clad garden room sits towards the rear of the garden, offering valuable additional space with excellent potential for use as a home office, gym, games room or relaxation area. Allocated parking is also provided.

The property further benefits from uPVC double glazing, gas central heating and roof-mounted solar panels. The Home Report records an EPC rating of Band B (88)

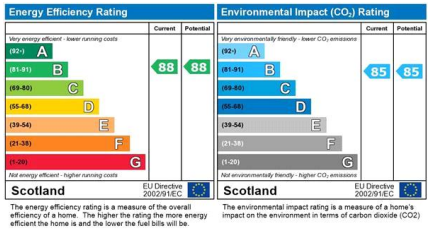
Key Features

- Modern three-bedroom end-terraced Cala home
- Built circa 2020
- Approximately 106 sq m internal floor area
- Spacious front-facing living room
- Contemporary dining kitchen with French doors to garden
- Primary bedroom with en-suite shower room
- Family bathroom plus ground-floor WC
- Three bedrooms
- Landscaped, enclosed rear garden
- Composite decked and patio entertaining areas
- Separate garden room – ideal home office or gym
- Allocated parking
- Gas central heating
- uPVC double glazing
- Solar panels
- EPC Rating B (88)
- Council Tax Band D

Local Area
Brechanshaw is situated within the popular Renfrewshire town of Erskine, offering a strong combination of family amenities and commuter connections. Erskine provides primary and secondary schooling, leisure facilities and everyday shopping, including Bridgewater Shopping Centre. The town is served by bus routes and offers convenient road connections towards Paisley, Glasgow Airport, the M8 and Erskine Bridge. Renfrewshire Council
For families, local schooling includes Park Mains High School alongside several primary schools throughout Erskine. Larger-scale shopping and leisure facilities can also be found at Braehead Shopping Centre in nearby Renfrew. Buyers should independently confirm school catchment







Viewing by appointment only
AB Property Consultants & Estate Agents LTD
211 Glasgow Road, Baillieston, Glasgow G69 6EZ
Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

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