

**30 Flures Drive, Erskine**

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

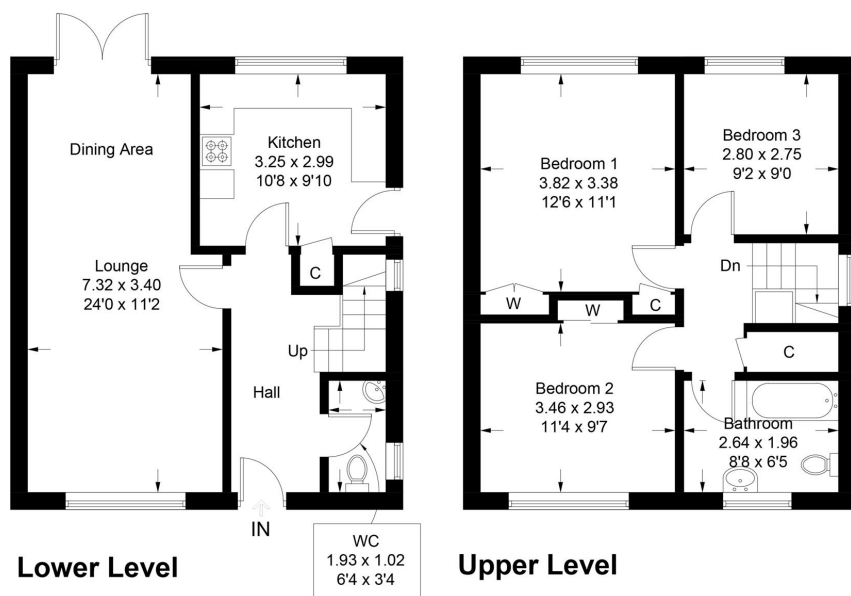


Illustration for identification purposes only, measurements are approximate, not to scale. (ID537314)

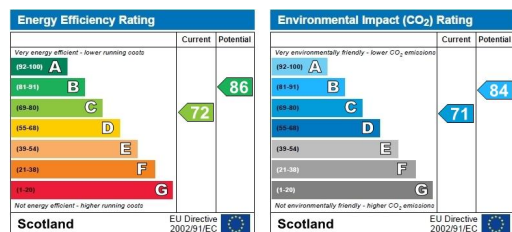
**DIRECTIONS**  
 Entering Erskine form the South via Southbar Road turn right onto Parkway at the roundabout. Go straight through the next two roundabouts. Turn right at the third roundabout. Take the second left onto Flures Drive. Number 30 is on the right.

**VIEWING**  
 Strictly by appointment with the selling agents, by calling 0141 886 5678

**OFFERS**  
 All offers should be submitted to 10 Canal Street Renfrew Renfrewshire PA4 8QD Telephone: 0141 886 5678 Fax: 0141 886 7327



**30 Flures Drive**  
 Erskine | PA87DQ



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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.



30 Flures Drive is a modern Detached Villa located in a desirable pocket of Erskine. This extremely well presented property has been maintained to the highest of standards by the current owners. The spacious family home is formed over two levels and set within good size manicured gardens.

The ground floor extends to: welcoming Hallway, dual aspect Lounge/Dining Room featuring French doors, a Kitchen incorporating a variety of wall and base units, integrated dishwasher, cooker with gas hob and extractor hood. There is also a downstairs Cloakroom W.C.

The upper floor comprises of: three well appointed Bedrooms, Bedrooms one and two complete with fitted wardrobes, and a stylish modern Bathroom which is tiled with a white suite, power shower and fitted vanity furniture.

The property is presented in fresh neutral tones and is offered to the market in walk in condition throughout. The property enjoys bright open aspects to the front. The front garden is mainly laid to lawn with an adjacent mono-bloc driveway. The generous back garden is laid to lawn with an area of patio at the French doors.

Further benefits include: new boiler, gas central heating and new upvc double glazing throughout.

Flures Drive is positioned in a quiet pocket of Erskine within easy reach of local amenities at the nearby Bridgewater Shops. Erskine itself offers a wide variety of amenities including shops, public transport links and local schooling at both primary and secondary levels. Intu Braehead, Glasgow Airport and Glasgow City Centre are all easily accessible via the nearby M8 Network.

Internal inspection is a must to fully appreciate the quality of accommodation on offer.

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