



FOUR BEDROOM DETACHED  
VILLA

CALA BUILT 2021

PREMIUM FIXTURES AND  
FITTINGS THROUGHOUT

DOUBLE DRIVEWAY AND  
GARAGE

1 Cairnmaith, Erskine, PA8 7FA

EVE Property are delighted to present to the open sales market a truly outstanding four bedroom detached villa in the exclusive Gilchrist Gardens development, Erskine. Built by CALA Homes in 2021, this luxury family home has been beautifully styled and curated by the current owner with bespoke upgrades evident throughout, providing an exemplary property for discerning purchasers looking to settle in the area.

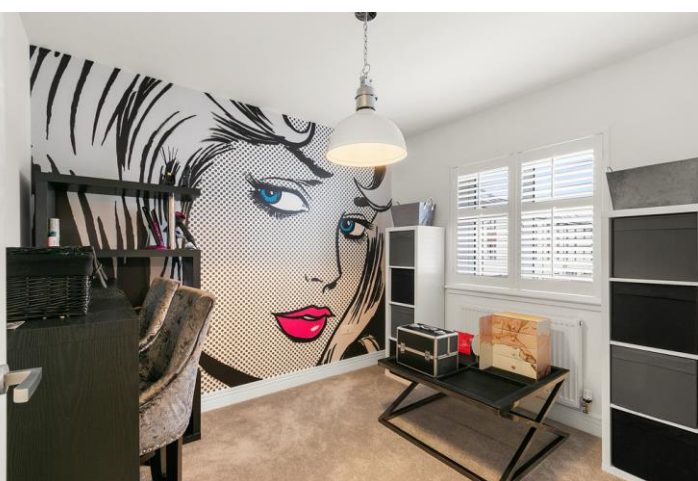
Offers Over £370,000

## Property Description

Set in a peaceful enclave nestled amongst similar style family homes the care and attention to detail is apparent from the outset, with a manicured lawn and large mono block double driveway providing the backdrop to the crisp white render and faux sandstone framing the lower half of the property. The charcoal grey composite door is finished with frosted glass panels in a lattice design and sophisticated lighting provides a sense of security and fully illuminate the entrance of the house.

Entrance to the property is through a welcoming vestibule which benefits from a useful storage cupboard with the reception hallway painted in crisp white and laid in bleached walnut Amtico flooring which continues through the dining kitchen, W/C and utility room. The lounge to the left of the hallway is generously dimensioned, replete with en trend light grey hues and metallic accents with the large triplicate picture window which bathes all aspects of the space with natural sunlight, further showcasing the munificent proportions on offer and with pure white wooden window shutters affording privacy when required. The downstairs cloakroom is finished with premium fixtures including Porcelanosa Ona Blanco tiles, low flush w/c and modern grey gloss vanity unit with designer chrome mixer tap. The spacious open plan dining kitchen is designed and complete to a high specification; with quartz worktops and fully integrated with premium appliances creating a clean linear feel. The beautiful kitchen is fitted with both floor and wall cabinetry in white gloss with chrome handles and a clever soft-close design and equipped with Siemens appliances including a full size dishwasher, larder style fridge freezer, double oven and induction hob with extractor fan and glass splash back.



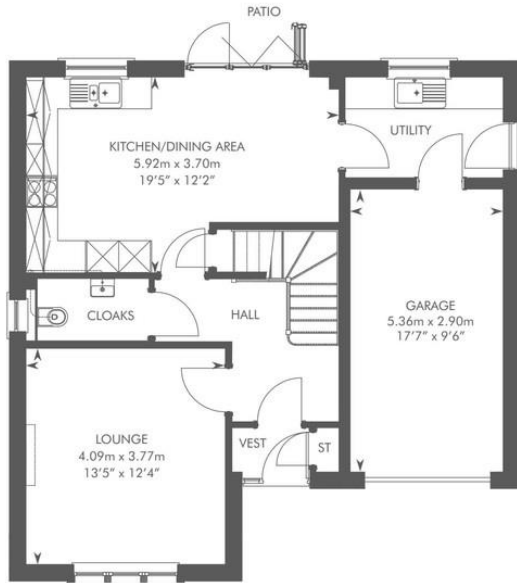


The light and bright space is flooded in natural light from the large picture window and bi-folding patio doors allowing the space to open up and invite the outdoors inside. The utility room just off from the dining area is finished with the same high specification as the kitchen with ample space to accommodate a washing machine and tumble dryer. The utility also gives access to the fully powered garage and houses the boiler.

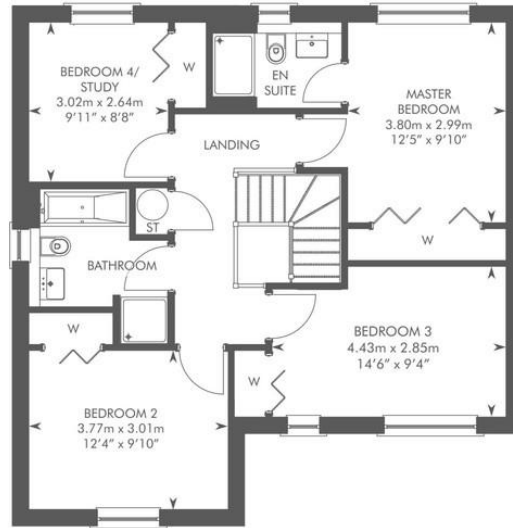
Upstairs, the four double bedrooms have been carpeted in thick pile, adding once more to the sense of thoughtful luxury created by the vendor of the property. The walls are also finished in modern tones with a feature wall in each bedroom, creating an open airy feel to each individual room. The master bedroom features built in double wardrobes as well as a large tiled en-suite, finished in modern white ceramic fittings and gloss finish vanity. There is a large walk in power shower with a large chrome heated towel rail adding to the feeling of warmth and opulence. The second and third bedrooms also have built in wardrobes and a versatile fourth room which could be utilised as a home office, dressing room or indeed further bedroom also further benefits inbuilt storage. The upper hallway landing area has a handy storage cupboard. The three piece bathroom has also been fully tiled throughout and further benefits from a bath and separate shower enclosure, as well as a further chrome towel rail.

The property further benefits from a Daikin air source heat pump, home security with direct contact support and NHBC warranty.

At present, there is not any of this type and style of property available in the development, and as such, we expect interest to be high. Early viewing is advised.

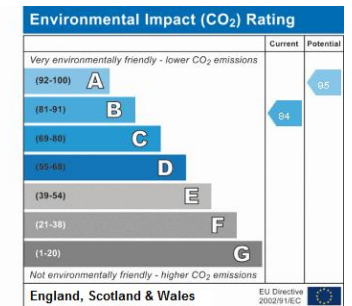
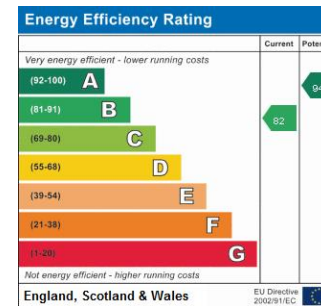


GROUND FLOOR



FIRST FLOOR

This property will appeal to many families with a play park close by and enclosed in a quiet semi-rural setting with surrounding idyllic scenery. A wide variety of amenities and a short commute to Glasgow city centre, by either car or public transport. M8 is a short drive away offering road links to the Erskine Bridge, Glasgow Airport, Helensburgh and Loch Lomond and The Trossachs National Park.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements