



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**82 Mains Hill**  
ERSKINE, RENFREWSHIRE, PA8 7JD





## ERSKINE

This fantastic property will suit a discerning buyer looking to establish themselves within Erskine. The house is within close proximity of the Clyde and is conveniently located in a quiet and established area. Additionally, it is ideally situated for a wide range of local amenities, including the Bridgewater Shopping Centre, Post Office,

doctors, swimming pool and leisure centre. A bus stop is conveniently located nearby and excellent primary and secondary schools are within a short stroll.

Sempill Avenue is well positioned for commuters. The M898 links to the M8 motorway which then

allows access to Glasgow International Airport, Braehead Retail Park, Glasgow city centre (within twenty/twenty-five minutes) and other destinations including North Ayrshire, via the A737 (Howwood Bypass). Alternatively, crossing the Erskine Bridge provides access north of the river to Dumbarton, Helensburgh and beyond.



## 82 MAINS HILL

Part Exchange available. We are delighted to offer to the market this spacious and tastefully decorated two bedroom, mid-terraced villa split over two levels positioned in a popular pocket of Erskine. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

The formal lounge is flooded with natural light from the floor to ceiling windows that allow you to overlook the rear garden. The breakfasting kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of appliances. This zone will be popular with all members of the family. The first-floor accommodation offers two well-proportioned bedrooms. Both of which are bright and airy with space for additional free-standing furniture if required. Any of the bedrooms could be transformed into a wide variety of things such as study/hot office for those working from home. A contemporary family bathroom suite completes the impressive accommodation internally.

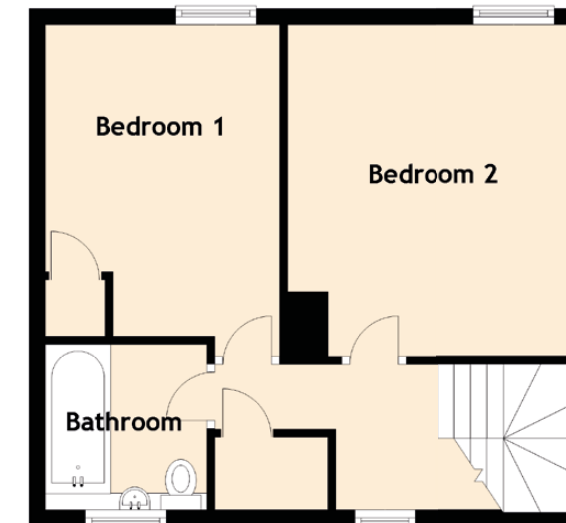
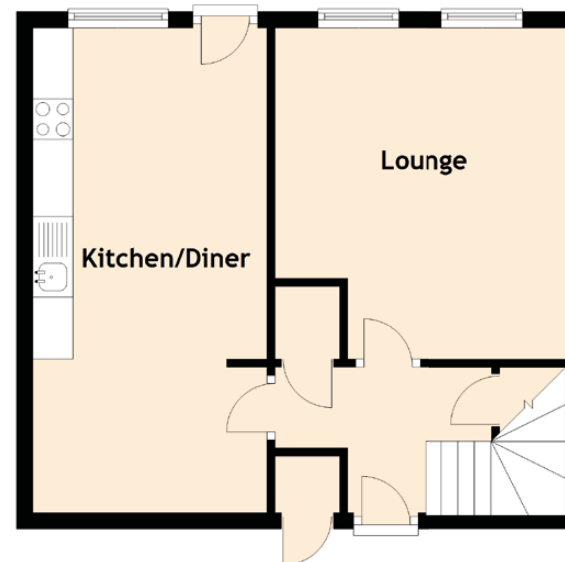
Externally the property has private front and rear gardens, providing a safe environment for children. The rear garden is a real suntrap in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet. Gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.







## SPECIFICATIONS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen/Diner	6.00m (19'8") x 2.90m (9'6")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 3.50m (11'6")
Bathroom	2.05m (6'9") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.

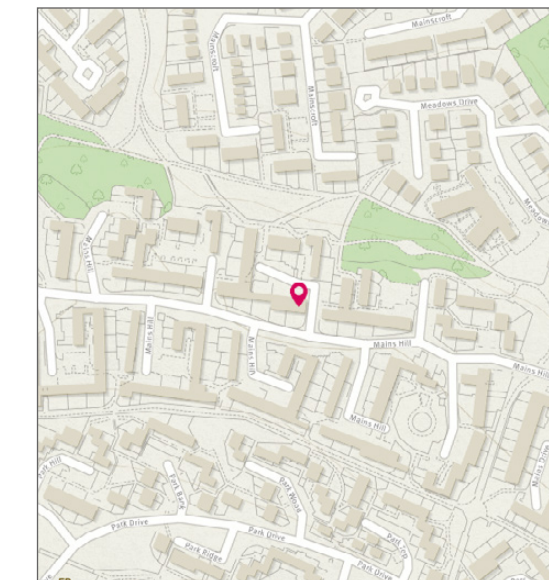


Image credit: <https://www.outlinecurry.co.uk/omaps/>



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Part  
Exchange  
Available

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