



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**21 Buckie**

ERSKINE, RENFREWSHIRE, PA8 6EE

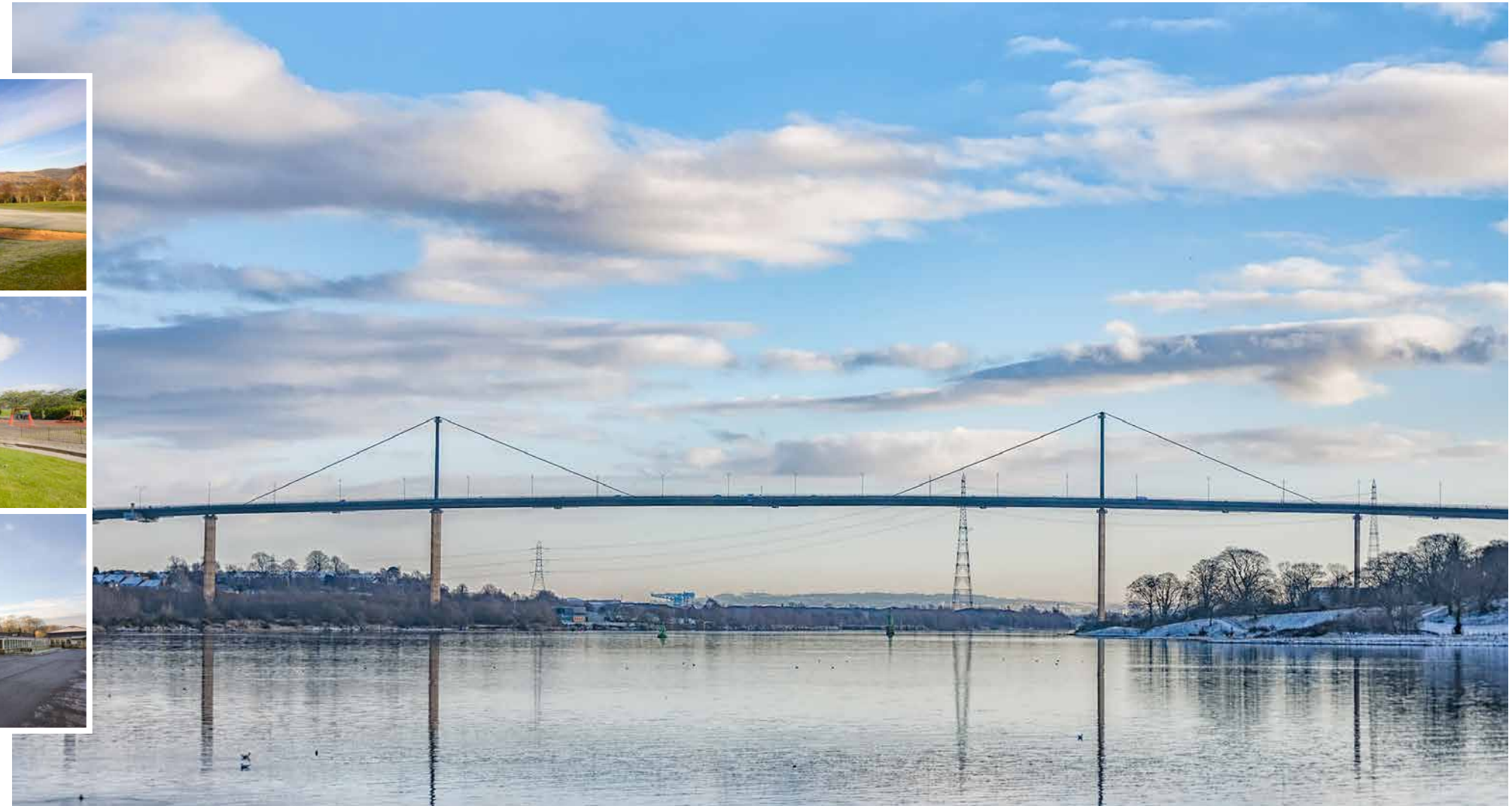
# 21 Buckie

## ERSKINE

This fantastic property is situated in a popular pocket of Erskine and is within close proximity of the Clyde and is conveniently located in a quiet and established area, which is ideal for a wide range of local amenities, including Bridgewater shopping centre, Post Office, doctors, swimming pool and leisure centre. Excellent primary schools are close-by, with secondary schooling also available a short distance away.

Erskine and the surrounding area caters for a wide range of sport/leisure activities including fishing, golf, tennis and all equestrian pursuits. The Marr Hall Hotel is situated closeby and offers superb leisure, spa and golfing activities. The Erskine Golf Club boasts stunning views and is also close to the property. Equestrian pursuits can also be found at Ingleston in Bishopton where the facilities are second to none as well as a fine restaurant.

Park Gate is also 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 20/25 minutes) and all other destinations including North Ayrshire via the A737(Howwood By-pass) Alternatively, crossing the Erskine Bridge provides access North of the river to Dumbarton, Helensburgh and the West End of Glasgow.





McEwan Fraser Legal are delighted to present to the market this spacious, four-bedroom terraced house, offering excellent family accommodation. The property is in a great condition offering easy access to transport links.

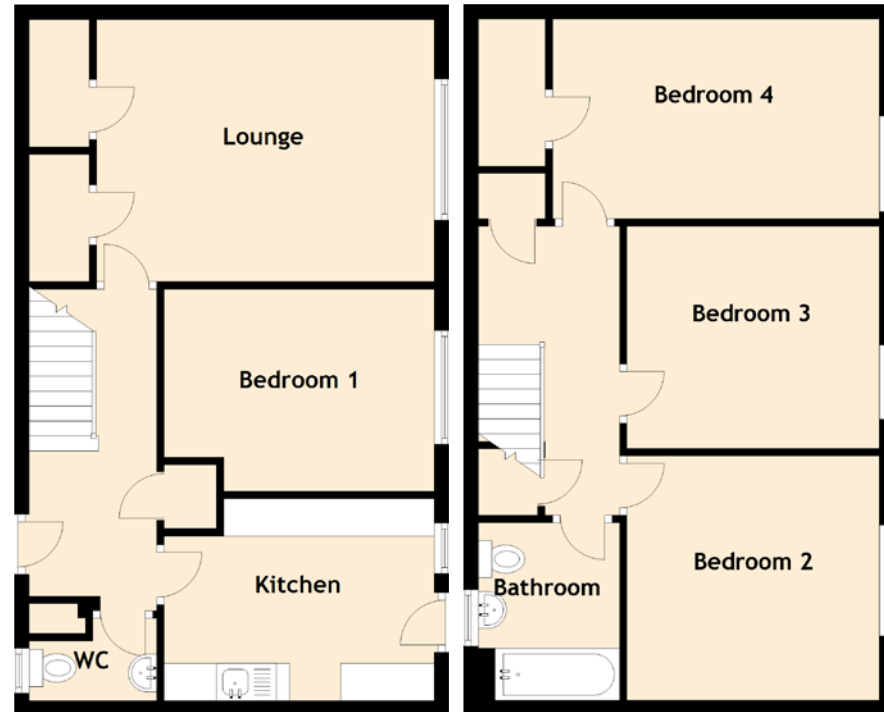
Inside, the property briefly comprises of; an entrance hallway with cloak cupboard and meter cupboard, a fully-fitted partially-tiled kitchen with rear garden access, a bright and spacious lounge-diner with two large walk-in storage cupboards, a two-piece WC and a double bedroom offering flexible use as a separate dining room.

Upstairs; the landing provides attic access as well as two further cupboards for storage, three generously sized double-bedrooms, once of which benefits from a built-in single wardrobe and a partially-tiled three piece bathroom suite with an over-bath shower.

The property benefits from gas central heating, fully double glazing and ample parking in the resident's car park for residents and visitors.



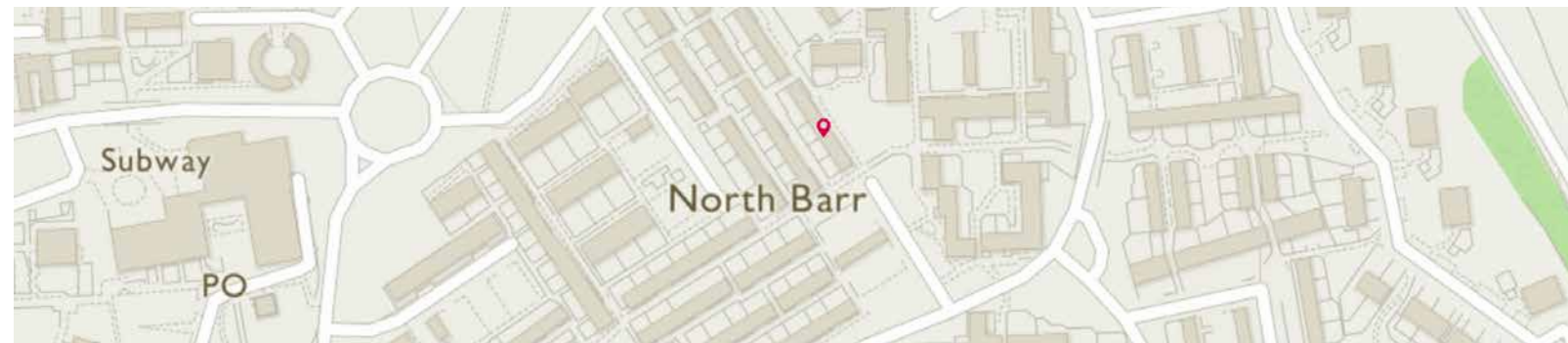
# 21 Buckie ERSKINE



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	3.55m (11'8") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bedroom 4	4.40m (14'5") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 1.90m (6'3")
WC	1.70m (5'7") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: D







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