

134 Park Gate

ERSKINE, PA8 7HQ



*An extended and renovated four bedroom
mid-terraced house*



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Part Exchange Available. We are delighted to bring to the market this striking four-bedroom, extended mid-terraced villa in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



The welcoming hallway leads to all apartments on this level. The formal lounge is positioned to the rear of the property, and a pleasant outlook is from the doors that allow a lovely outlook onto the rear garden and invite outside in.

The current owners have extended the house to the rear, which was thoughtfully planned and comprises a downstairs bedroom with an impressive en-suite.

BEDROOM 1



THE KITCHEN



The kitchen has been fitted to include a modern range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with an oven and hob, and space for washing machine and dishwasher.



Journeying upstairs, the crisp and contemporary styling continues. You will discover a further three bright and airy well-proportioned bedrooms, all with a range of furniture configurations and space for additional free standing furniture if required. A contemporary family bathroom suite completes the impressive accommodation internally.

BEDROOM 2



BEDROOM 3 & 4



THE BATHROOM

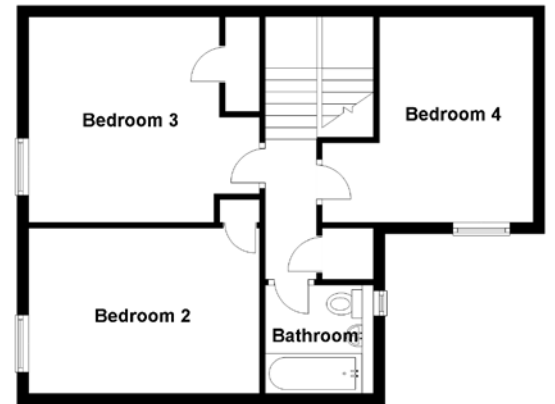
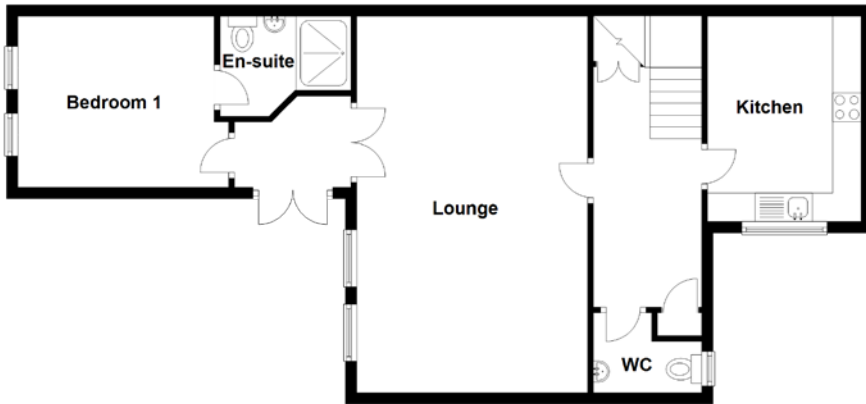


Externally, there are private front and rear gardens. To the rear of the property there is off-road parking with a fully enclosed garden thereafter. The rear garden is a real suntrap, many an evening will be spent relaxing on the decking enjoying the peace and quiet. The high specifications of this family home also include the timber roofline being replaced with maintenance free pvc as well as double glazing and gas central heating for additional comfort.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



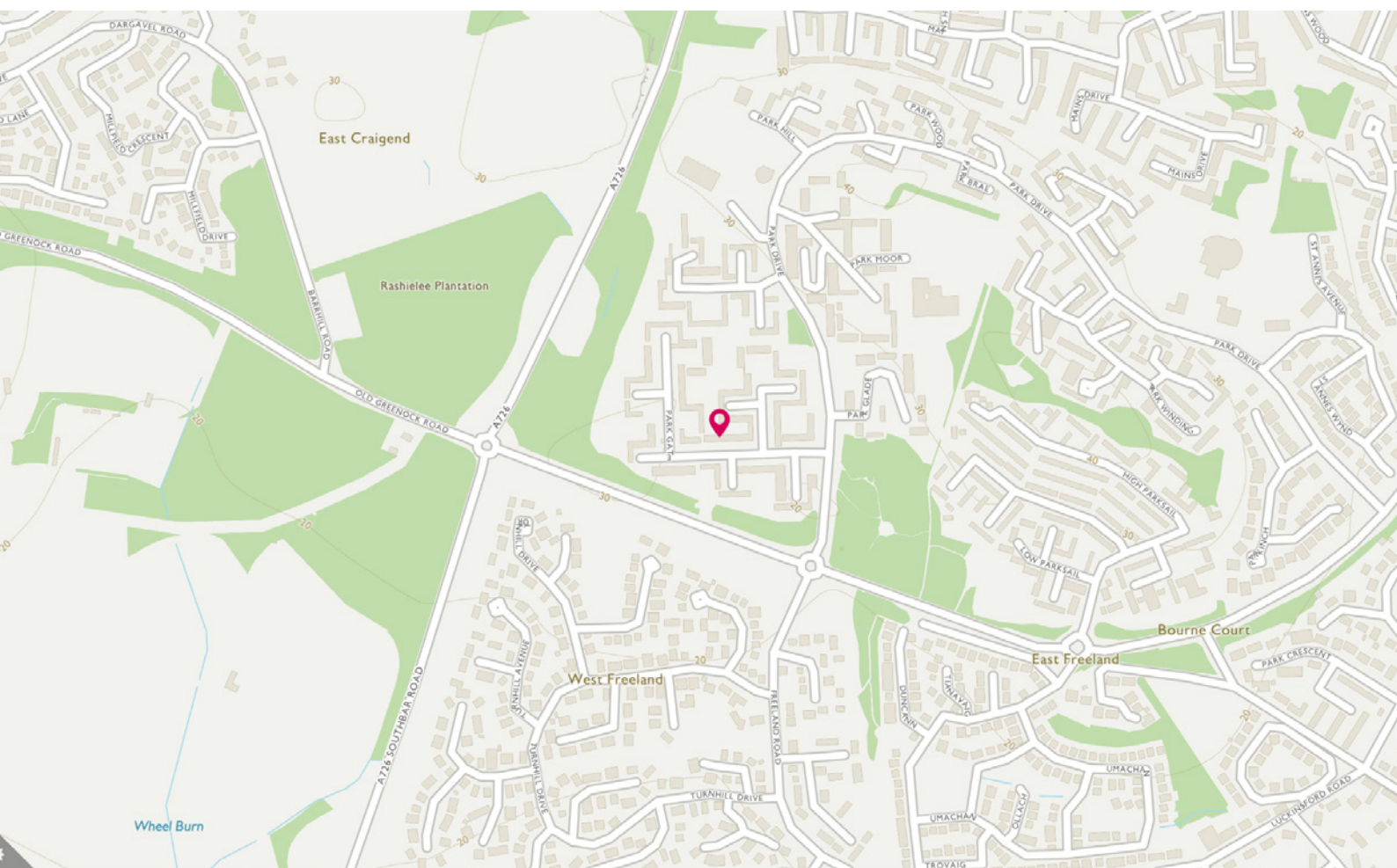
Approximate Dimensions
(Taken from the widest point)

Lounge	6.60m (21'8") x 4.05m (13'3")
Kitchen	3.60m (11'10") x 2.70m (8'10")
WC	1.90m (6'3") x 1.40m (4'7")
Bedroom 1	3.45m (11'4") x 3.00m (9'10")
En-suite	2.30m (7'7") x 1.75m (5'9")
Bedroom 2	4.05m (13'3") x 2.90m (9'6")

Bedroom 3	4.10m (13'5") x 3.60m (11'10")
Bedroom 4	3.70m (12'2") x 3.60m (11'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 117m²
EPC Rating: D

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



THE LOCATION

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 close by 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 M89 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.



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