



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**31 Park Gate**  
ERSKINE, RENFREWSHIRE, PA8 7HF



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 a 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.





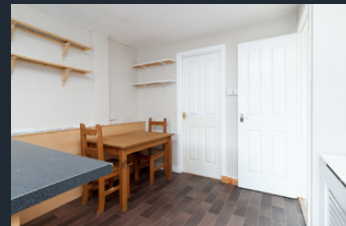
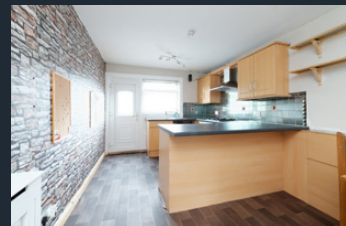
# 31 Park Gate

We are delighted to offer to the market this spacious 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 window to the rear aspect which also boasts a pleasant outlook onto 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.

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. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally the property has an enclosed rear garden, 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. Parking can also be found to the rear of the property. Gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.

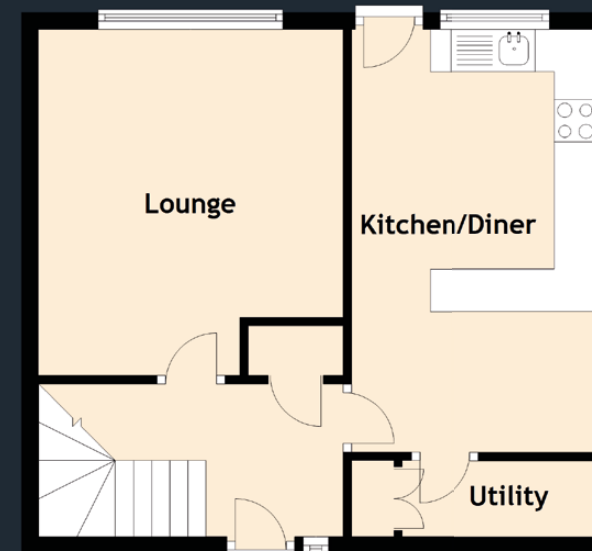






# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen/Diner	5.00m (16'5") x 2.90m (9'6")
Utility	2.70m (8'10") x 0.90m (2'11")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 78m² | EPC Rating: D

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

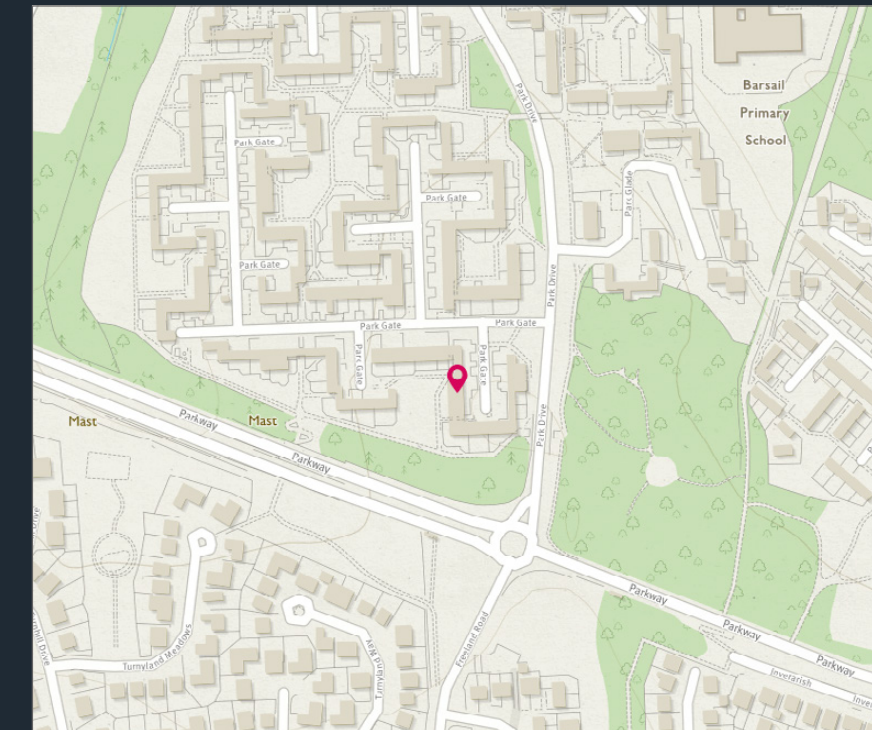


Image credit: <https://www.dailymail.com>



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 Photographer



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