

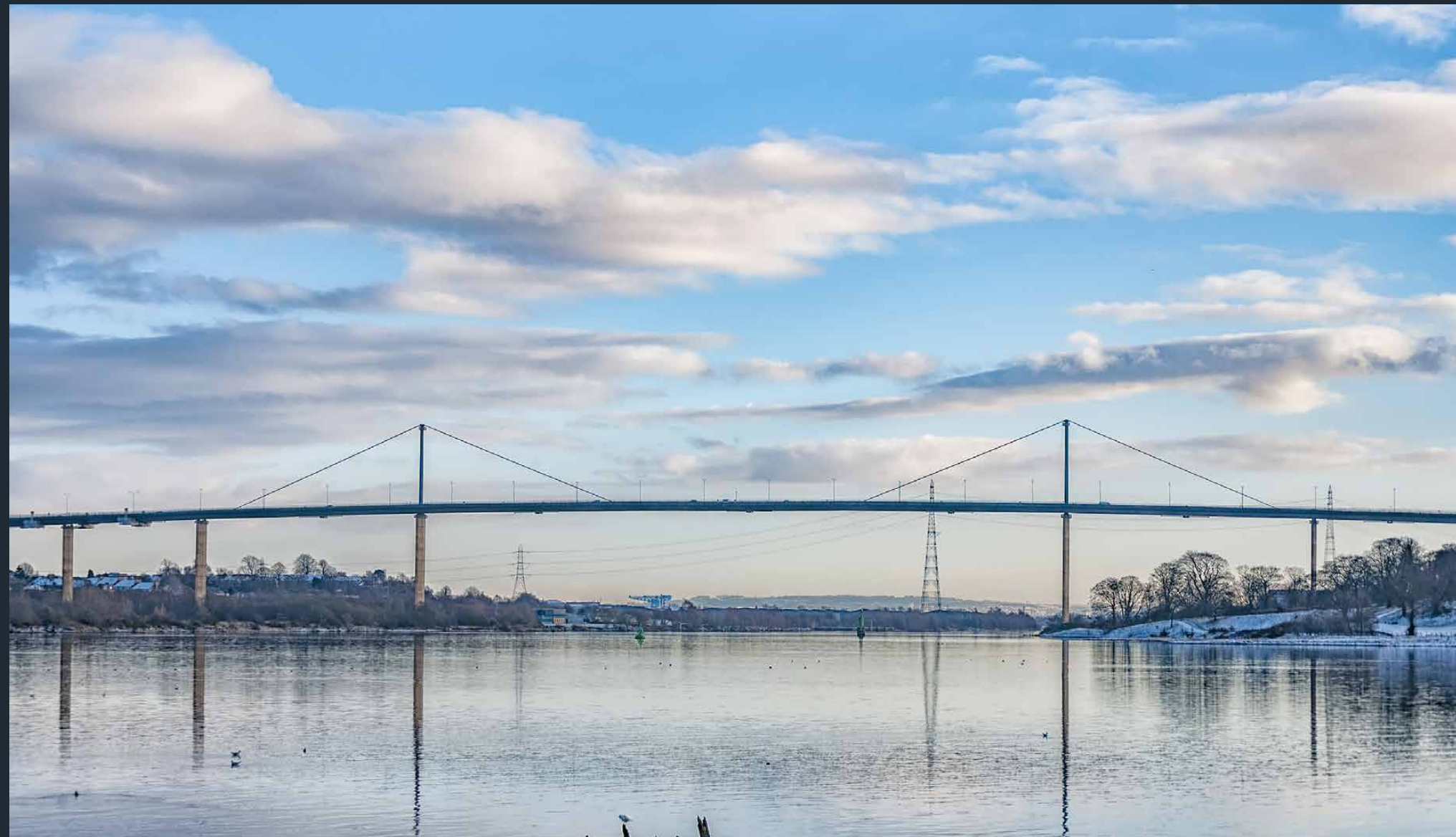

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12 Portsoy
ERSKINE, PA8 6EJ

12 Portsoy is situated in the ever sought after pocket of Erskine within close proximity of the Clyde. It 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. There are two excellent new primary schools, also within close proximity, which incorporates a nursery, as well as the highly regarded Park Mains High School.

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 nearby 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.

Millfield Hill 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.



We are delighted to bring to the market this spacious two bedroom end terraced villa formed over three levels, which would be the perfect acquisition for a growing family. The villa has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both front and rear. 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.

A hallway entrance allows access to all apartments. On the ground floor level, you will find a bright and spacious formal lounge which is flooded with natural light from the doors that allow access onto the rear garden. Many an evening will be spent in this zone unwinding after a hard day at work. The fitted kitchen has a range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is the added bonus of recess space for a breakfast table and chairs.

Climbing the stairs, the three-piece family bathroom suite can be found on the split level.

On the first floor you will find two well proportioned bedrooms, with bedroom 1 benefitting from a three-piece en-suite and both offering a range of furniture configurations and space for additional free standing furniture if required. The property is very versatile and each room can be utilised to meet each purchaser(s) needs and requirements.

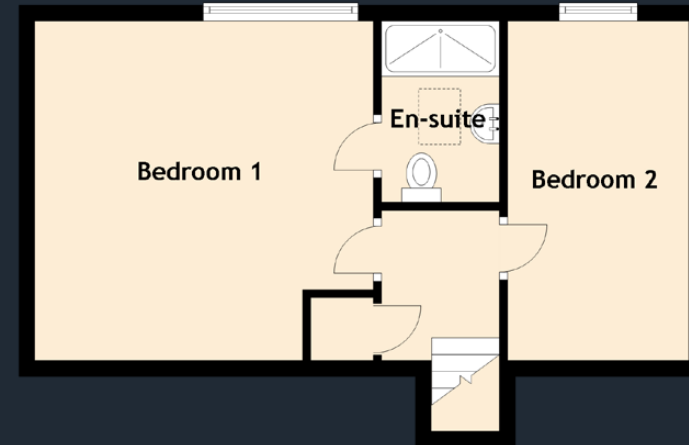
The property has well-maintained garden grounds, which are fully enclosed and provides a safe environment for children. This rear garden is popular in summer months when entertaining friends and family. Gas central heating and double glazing are provided throughout to provide a warm, yet cost effective way of living all year round.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

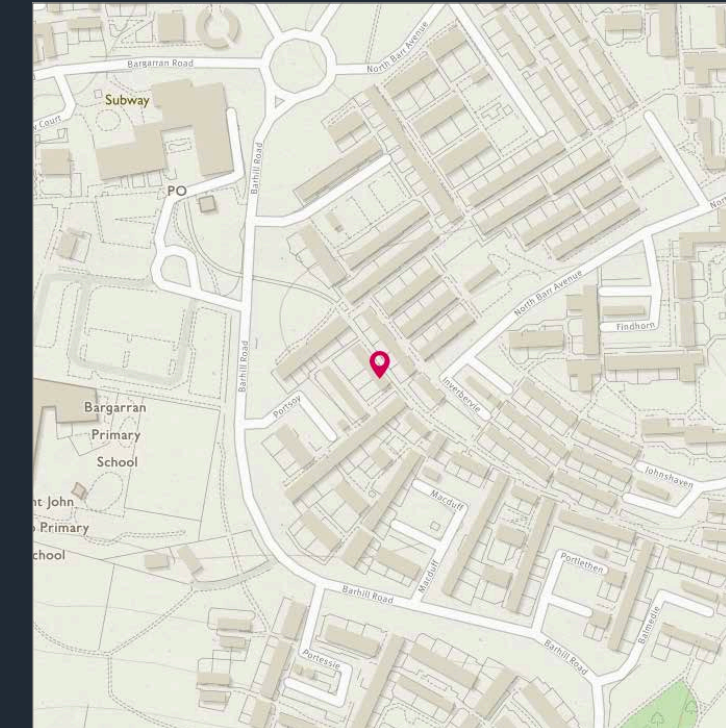


Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 4.30m (14'1")
Kitchen	4.10m (13'5") x 2.30m (7'7")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
En-suite	2.30m (7'6") x 1.20m (3'11")
Bedroom 2	4.30m (14'1") x 2.30m (7'7")
Bathroom	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m²): 80m² | EPC Rating: D

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





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Part
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Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer