



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**20 Sempill Avenue**

ERSKINE, RENFREWSHIRE, PA8 6DQ



# 20 SEMPIILL AVENUE

## ERSKINE

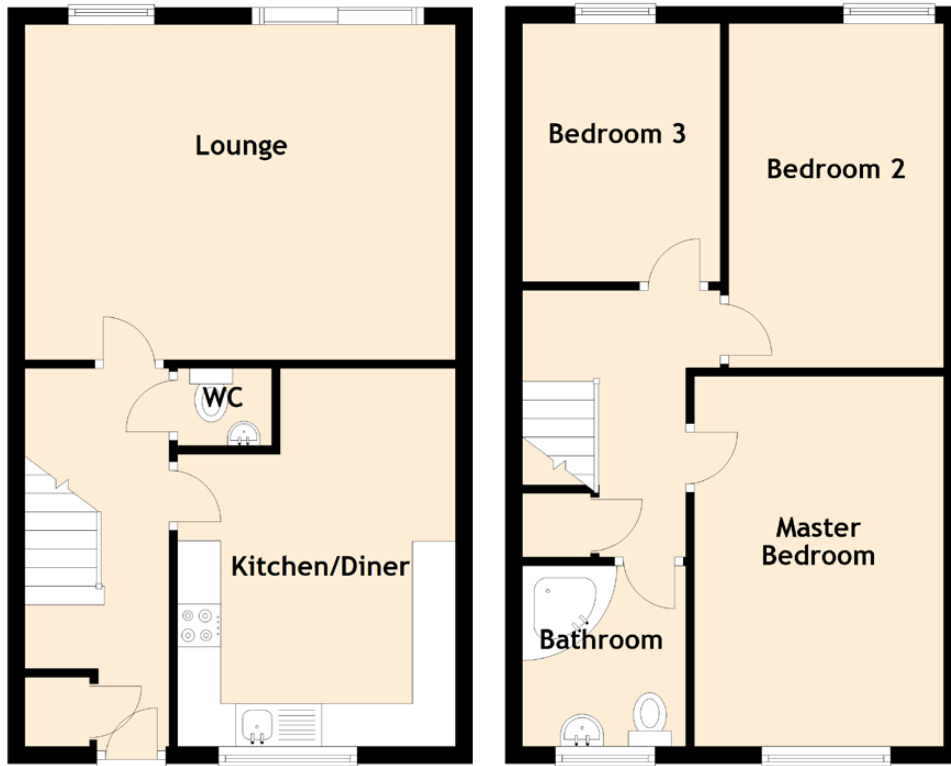
Part Exchange available. We are delighted to offer to the market this spacious and tastefully decorated three bedroom, mid-terraced villa split over two levels positioned in a popular pocket of Erskine. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.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

The formal lounge is pleasantly located to the rear of the property and is flooded with natural light from the French doors 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 integrated appliances and plumbed space for free-standing appliances. A handy WC completes the accommodation on the ground floor. The first-floor accommodation offers three well-proportioned bedrooms. All 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 a private, fully 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. Gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.







Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'10")
Kitchen/Diner	4.40m (14'5") x 3.10m (10'2")
Master Bedroom	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")
WC	1.09m (3'7") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale):

Carpets, floor coverings, light fixtures, fittings, curtains and blinds.

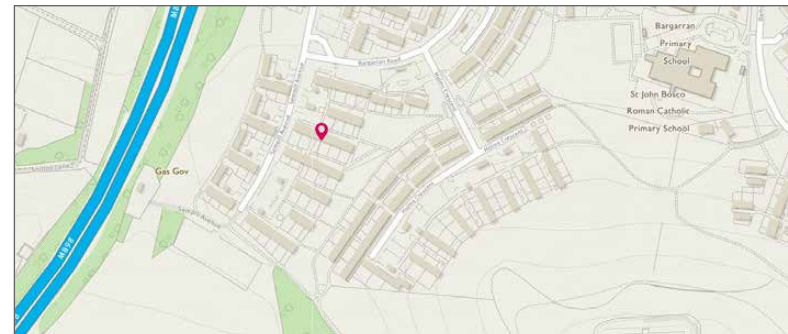


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Part  
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