




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

4 Inverarish

ERSKINE, RENFREWSHIRE, PA8 7EF



ERSKINE

This fantastic property will suit a discerning buyer looking to establish themselves within Erskine. The house is within close proximity of the Clyde and is conveniently located in a quiet and established area. Additionally, it is ideally situated for a wide range

of local amenities, including the Bridgewater Shopping Centre, Post Office, doctors, swimming pool and leisure centre. A bus stop is conveniently located nearby and excellent primary and secondary schools are within a short stroll.

4 Inverarish is 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 twenty/ twenty-five minutes) and other

destinations including North Ayrshire, via the A737 (Howwood Bypass). Alternatively, crossing the Erskine Bridge provides access north of the river to Dumbarton, Helensburgh and beyond.



4 INVERARISH

Part Exchange available. McEwan Fraser Legal are delighted to introduce to the market this superb three bedroom detached villa which offers fantastic and flexible accommodation formed over two levels, with a beautiful outlook and would make a wonderful family home. The

property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

Once inside, discerning purchasers will be greeted with a first class specification.

A welcoming hallway sets the tone for the rest of the property. An impressive lounge is flooded with natural light from the window to the front aspect whilst offering a pleasant outlook. The kitchen has a range of modern floor and wall mounted units with a striking worktop

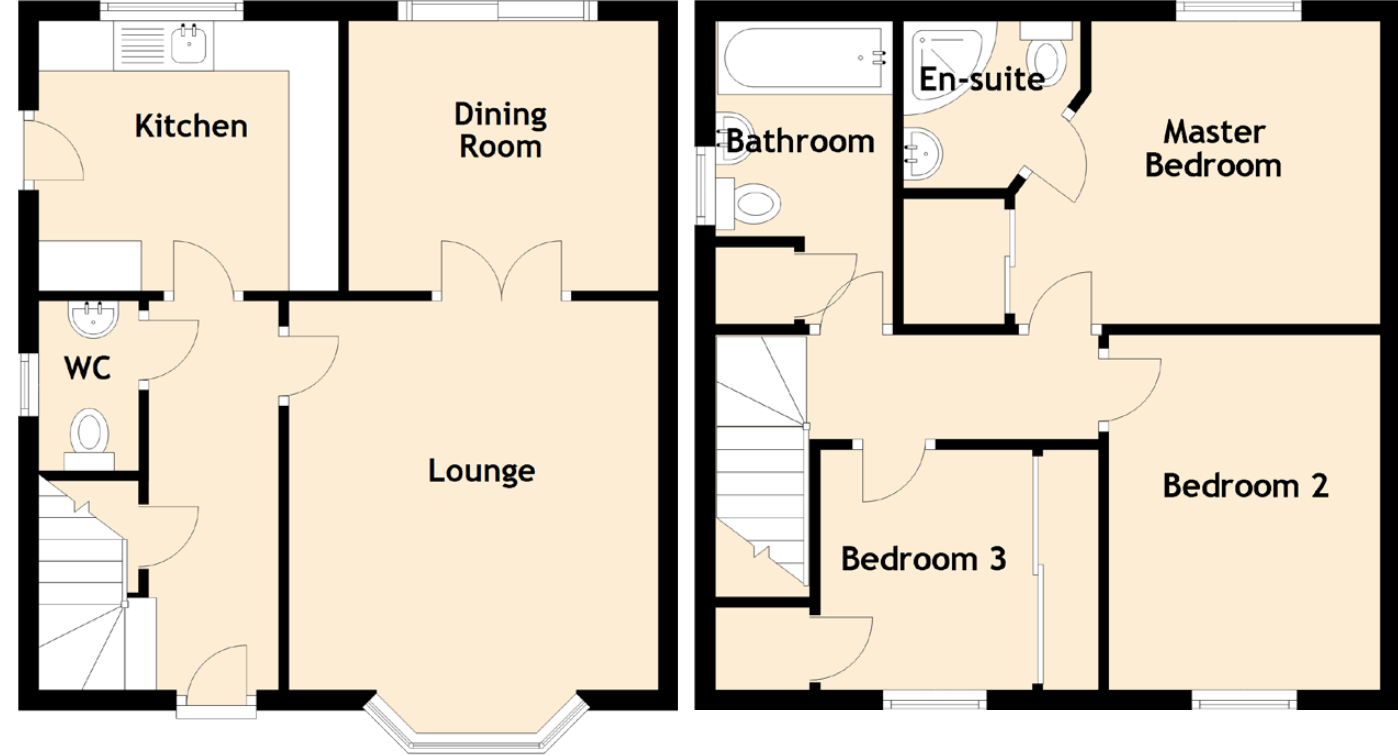
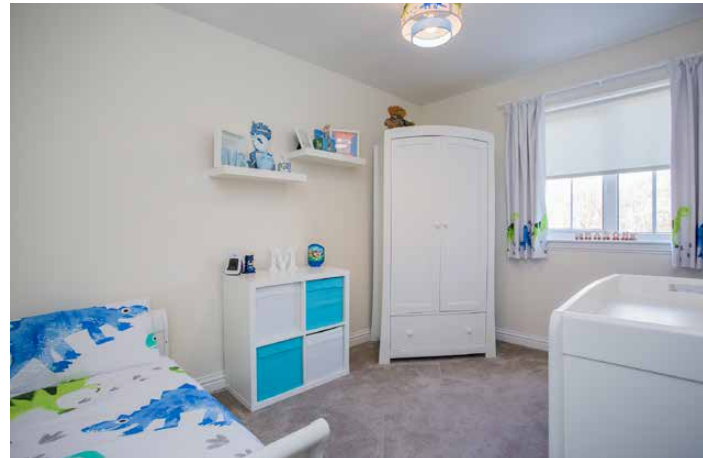
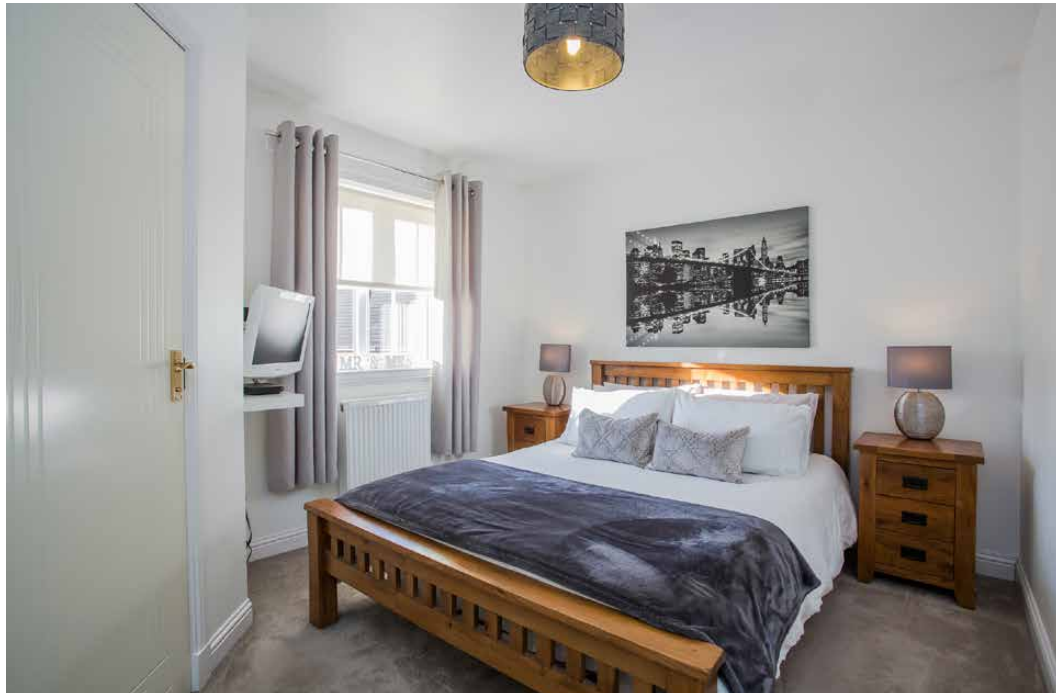
creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances. The separate dining area is popular, especially when entertaining friends and family. A useful WC completes the accommodation on this level. The crisp and contemporary

styling continues onto the first-floor level where you will find three bright and airy well-proportioned bedrooms with the master bedroom being further complimented with an en-suite. All bedrooms have a range of furniture configurations and space for additional

free-standing furniture if required. A stunning family bathroom completes the impressive accommodation internally.

Externally, there are private front and rear gardens. To the front, there is a driveway providing off-street parking

with a garage thereafter. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet. The high specifications of this family home, also include double glazing and gas central heating for additional comfort.



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Dining Room	3.10m (10'2") x 2.70m (8'10")
Master Bedroom	3.50m (11'6") x 2.90m (9'6")
En-suite	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	2.30m (7'7") x 2.30m (7'7")
Bathroom	2.90m (9'6") x 1.70m (5'7")
WC	1.70m (5'7") x 1.00m (3'3")

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

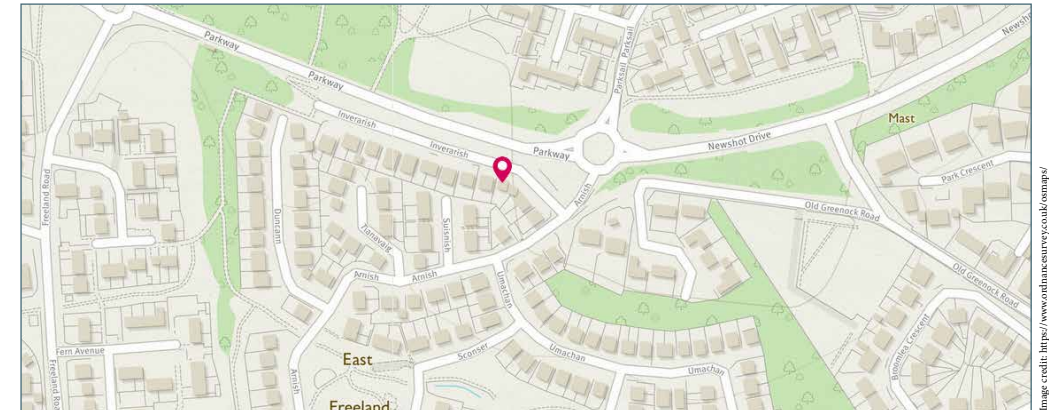


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Tel. 0141 404 5474
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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Text and description
DIANE KERR
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer