




McEwan Fraser Legal

Solicitors & Estate Agents

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46 Burnhaven

ERSKINE, RENFREWSHIRE, PA8 6DS

Erskine

Erskine offers primary and secondary schooling, good public transport facilities and local shopping, including Morrison's superstore and Aldi. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits.

Burnhaven is well positioned for commuters. The adjacent 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 Bypass). Alternatively, crossing the Erskine Bridge provides access North of the river to Dumbarton, Helensburgh and beyond.

Within a very short drive is 'Mar Hall Golf and Spa Resort', which is recognised as one of Scotland's leading, five-star hotel resorts. 'Mar' was one of the seven kingdoms in ancient Scotland and 'The Earl of Mar' is the oldest title in Britain. The rich heritage is further enhanced by the belief that both Mary Queen of Scots and Robert the Bruce visited the Mar Estate. The hotel was returned to its former glory in 2004, following a £15 million restoration project. A stunning place to indulge and unwind. Also, within another short drive, which has been branded 'exceptional' with a five-star award from the Scottish Tourist Board, is Ingliston Country Club, which has stunning wedding and private function suites, lavish lodge accommodation, great food and drink, health and beauty treatments, everything you need for business, and a world-renowned equestrian centre.



We are delighted to offer for sale this three-bedroom, mid-terraced villa, in this highly desirable and peaceful location. The property offers spacious and versatile accommodation over two levels, which is ideally suited for modern living. Although of modern design, this home offers spacious apartments similar to those found in traditional builds and still offers the possibility to extend to the rear or add a conservatory (STPP). The property further benefits from a combination of engineered and wooden flooring to the ground floor.

The internal accommodation comprises: Welcoming reception hallway with a cloakroom/WC, storage cupboard and under stairs recess. Immediately impressive lounge, with French doors opening onto the decking in the rear garden, which flood the room with natural light and offer a range of furniture configurations. This room has a handy storage cupboard and wooden flooring. The kitchen/diner is sure to become the very 'heart' of the home, has a good range of contemporary base and wall units, with an integrated dishwasher and the added benefit of space for a range cooker, washing machine, tumble dryer, upright fridge freezer and a compact freezer. There is an ingenious breakfasting bar offering more relaxed dining options. A spacious cupboard offers additional storage facilities.

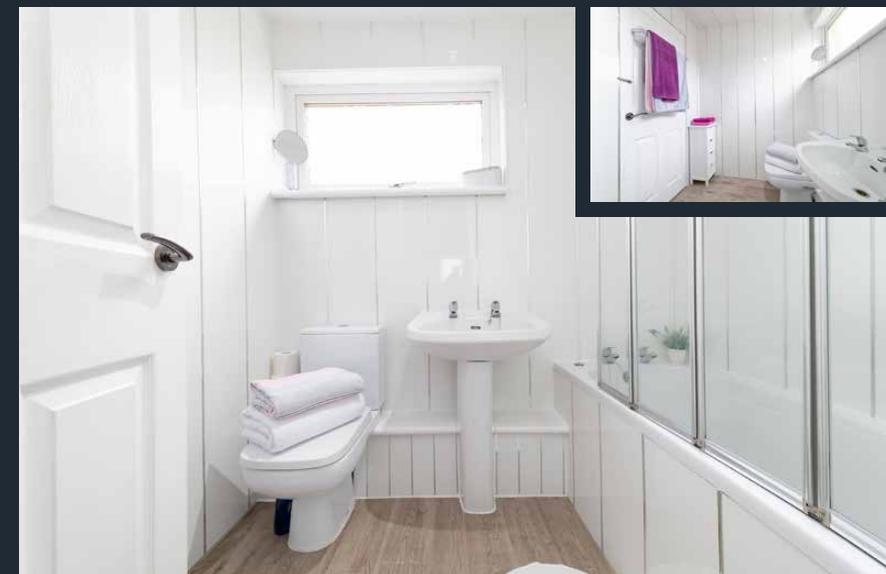
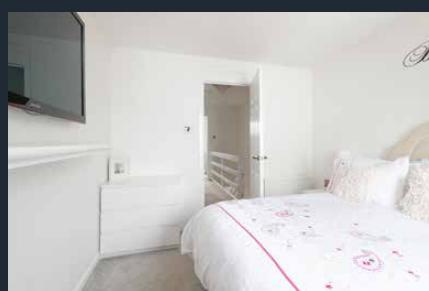
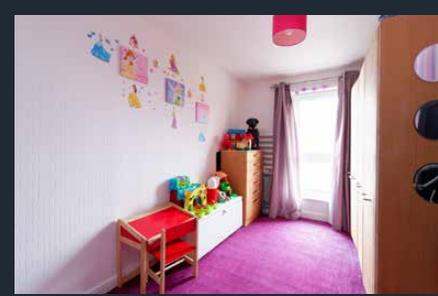
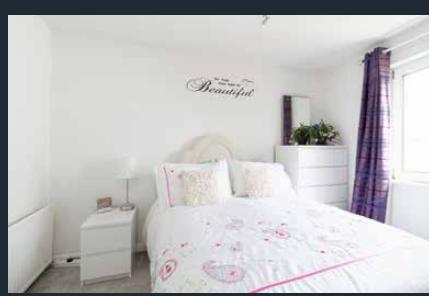
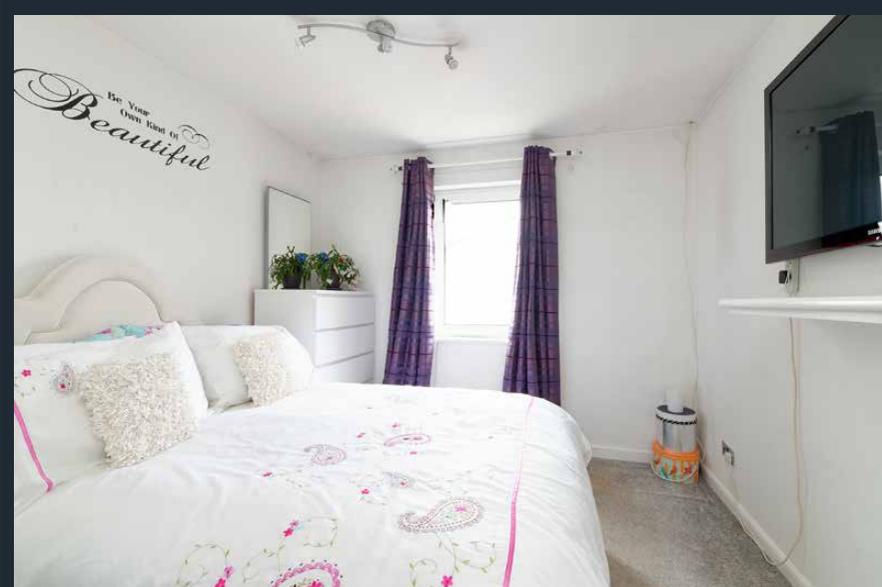
The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom benefits from a storage cupboard and all have space for additional free-standing furniture if required. The contemporary, family bathroom suite has an electric 'Jet' shower over the bath. Access to the loft space is from the landing.

The high specifications of this family home also include double glazing and gas central heating for comfort and convenience.

Externally, there is a fully enclosed and maintenance-free rear garden, which has been designed with entertaining in mind. The decked area is a great spot to spend a lazy summer's day. The front garden is also maintenance-free. Residents parking is available in the immediate vicinity.

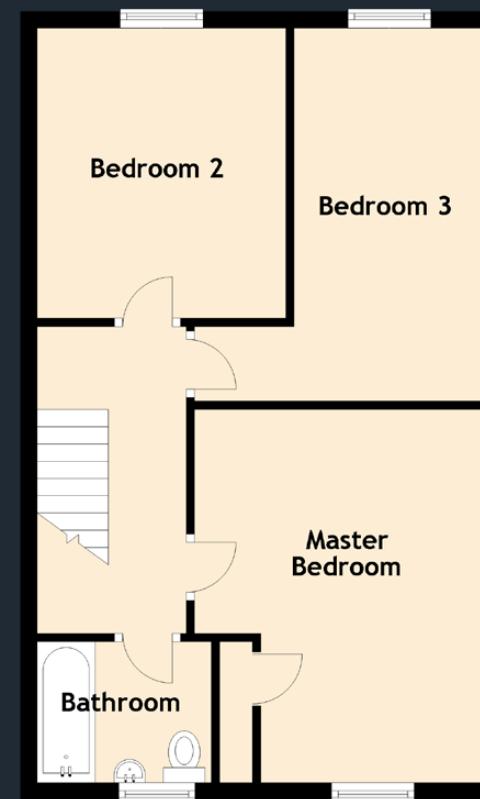
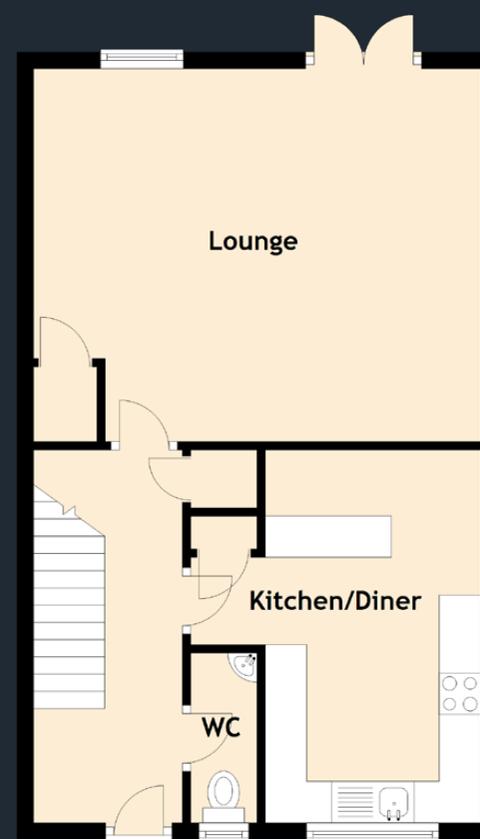
DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

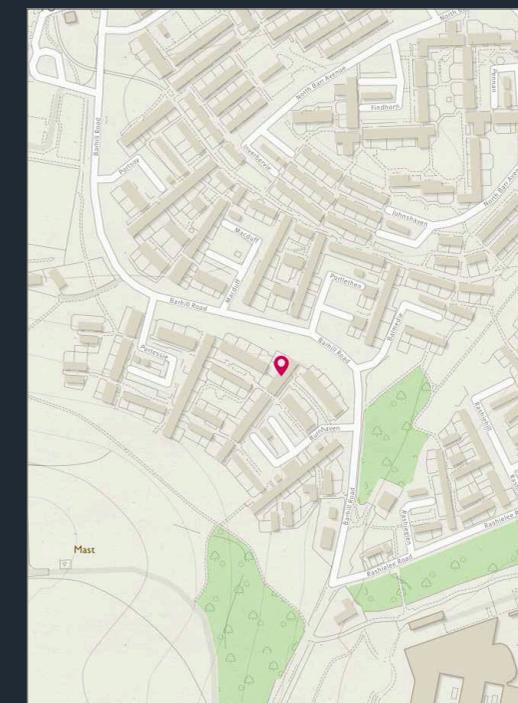


Approximate Dimensions
(Taken from the widest point)

| | |
|----------------|-------------------------------|
| Lounge | 5.40m (17'9") x 4.50m (14'9") |
| Kitchen/Diner | 4.50m (14'9") x 2.60m (8'6") |
| WC | 2.05m (6'9") x 0.80m (2'7") |
| Master Bedroom | 4.40m (14'5") x 3.50m (11'6") |
| Bedroom 2 | 3.50m (11'6") x 3.00m (9'10") |
| Bedroom 3 | 4.40m (14'5") x 3.50m (11'6") |
| Bathroom | 2.10m (6'11") x 1.70m (5'7") |

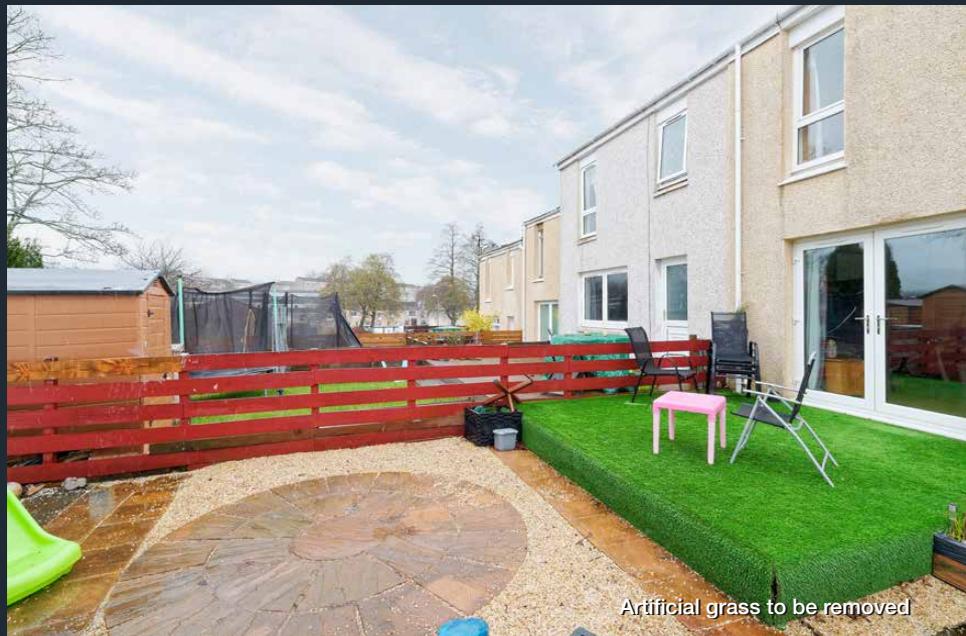
Gross internal floor area (m²): 97m²

EPC Rating: C





Artificial grass to be removed



Artificial grass to be removed

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Part
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