




McEwan Fraser Legal

Solicitors & Estate Agents

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11 Park Grove

ERSKINE, RENFREWSHIRE, PA8 7AR



The Location

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 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.





The Property

Part Exchange available. We are delighted to offer to the market this spacious and tastefully decorated three-bedroom, semi-detached villa split over two levels offering excellent family accommodation. 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.

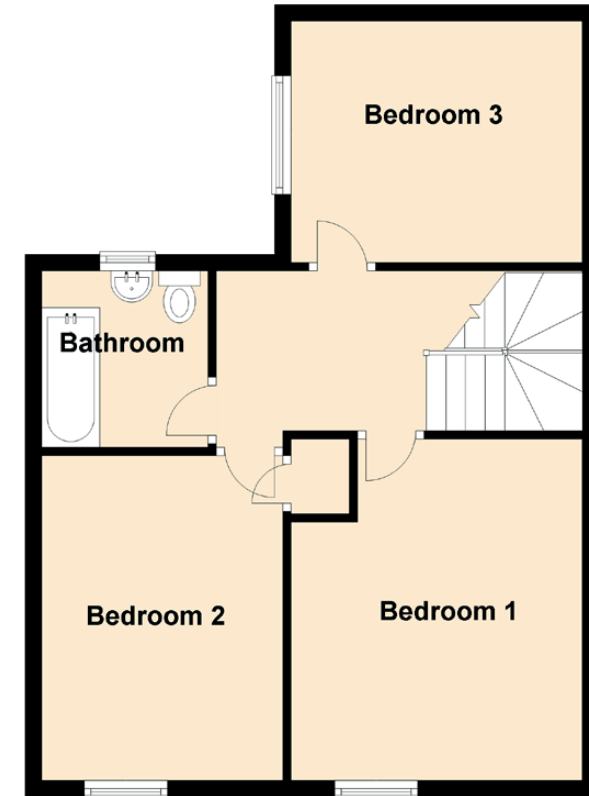
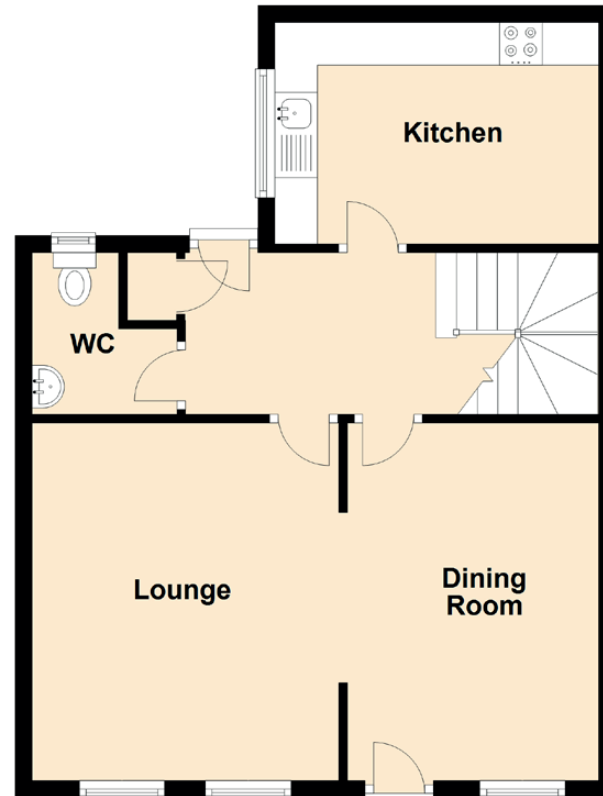
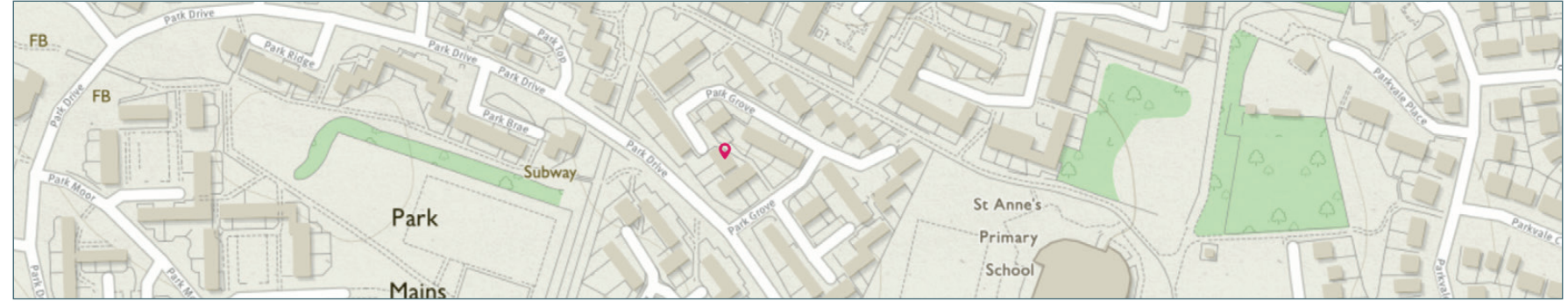
The formal lounge is flooded with natural light from the twin windows that offer a view over the rear garden. This room is the perfect ambience in which to unwind after a hard day. The kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. There is also plumbed space for free-standing appliances as well as an integrated oven and hob. The separate dining room will

be popular when entertaining friends and family. A useful WC completes the accommodation on this level.

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 three-piece family bathroom suite completes the impressive accommodation internally.

Externally the property has a private garden to the rear which is fully enclosed and provides a safe environment for children and is a real suntrap in summer months. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.60m (11'10")
Dining Room	4.20m (13'9") x 2.95m (9'8")
Kitchen	3.80m (12'6") x 2.60m (8'6")
WC	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 108m²

EPC Rating: D

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




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**Part
 Exchange
 Available**

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