

# 4 Peinchorran

ERSKINE, RENFREWSHIRE, PA8 7EX



*A beautifully presented two-bedroom, semi-detached house, tucked away in a popular pocket of Erskine*



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We are delighted to introduce to the market this beautifully presented, two-bedroom semi-detached villa within a highly sought-after area of Erskine. The property offers fantastic and flexible accommodation, which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.

# THE LOUNGE



The property is accessed via the hallway, which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the window to the front aspect, whilst also offering a pleasant outlook.

# THE KITCHEN



The breakfasting kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace and is complemented with a host of integrated appliances. An added bonus is the space provided for a table and chairs.





Journeying upstairs, the crisp and contemporary styling continues. Here you will discover two bright and airy, well-proportioned bedrooms. Both of the rooms can accommodate a range of furniture configurations and have the advantage of space for additional free-standing furniture if required. The stunning family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



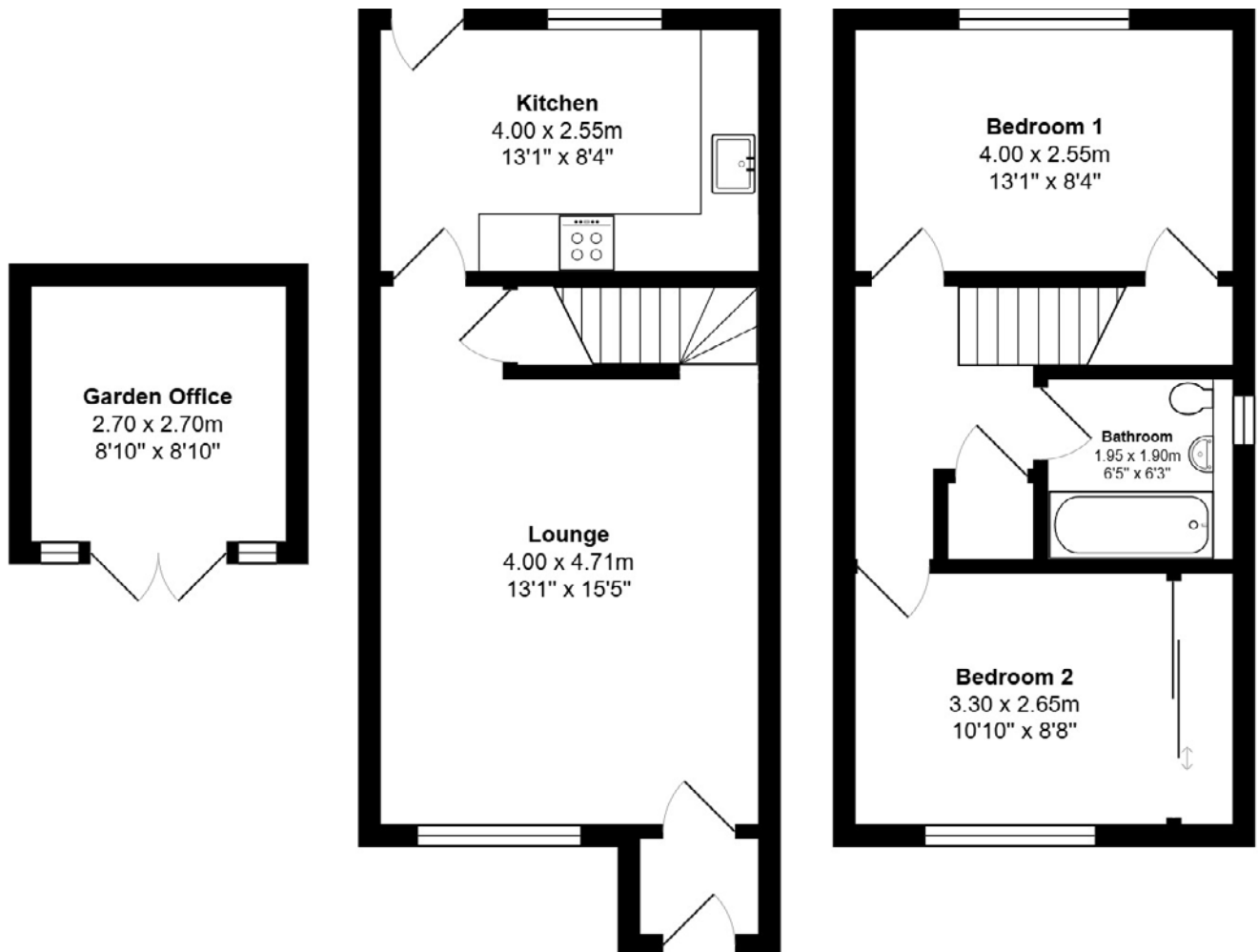
Externally, there are private front and rear gardens, with a double driveway to the front. To the rear, the garden is fully enclosed and a real suntrap. There is an outhouse in the garden, which is currently being used as a home office and could be transformed into a number of things. This zone will be popular with all members of the family.

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

# EXTERNALS

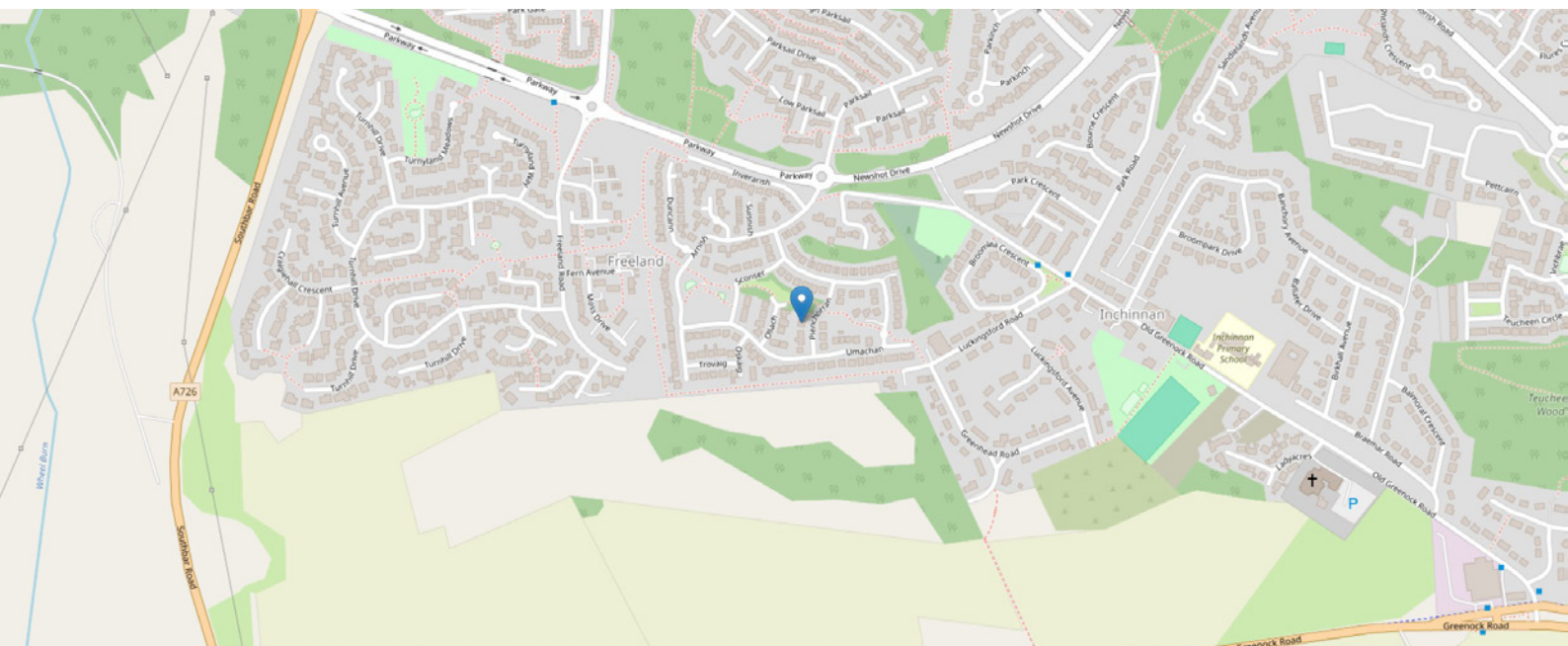


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: C



# THE LOCATION

This fantastic property will suit a discerning buyer looking to establish themselves within Erskine. The house is within close proximity to 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.





Easy access to surrounding areas, including nearby Bishopton, Inchinnan, Houston and Renfrew. There are excellent road links as the M8 motorway is located within easy reach, which gives access to Glasgow City Centre and Glasgow International Airport. The Erskine Bridge crosses over the Clyde for access to Loch Lomond and the West Coast.



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