

7 Findhorn

ERSKINE, RENFREWSHIRE, PA8 6DX



*Tastefully decorated three bedroom ground floor flat,
occupying an envious ground floor position*



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We are delighted to offer for sale this sophisticated and spacious 3 bedroom flat, occupying an enviable ground floor position with a secure entry system, situated within the hugely popular location of Erskine. This property would be a fantastic acquisition for either a first-time buyer or an elderly buyer as its superb spot offers great commuting links, as well as very easy access to local amenities and schooling catchments. The flat has been well designed to maximise the natural available light to create a modern ambience and has been professionally decorated throughout with a contemporary neutral theme. Room dimensions are generous and the accommodation has been arranged to offer a high level of flexibility and individuality. With room dimensions significantly larger than those generally found in new apartments, it offers plenty of scope for live/work arrangements. The current owner has spent a significant amount of money upgrading this property to the highest of standards to include a new kitchen, electrics, plumbing work and shower room.

THE LOUNGE/KITCHEN



On entering this property, you walk into a welcoming hallway which provides access to all rooms. The immediately impressive open-plan lounge and kitchen are flooded with natural light. The feature fire and surround give the room a real cosy feel. The kitchen has been beautifully fitted to include a good range of contemporary floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from a host of integrated appliances.





There are three bright and airy well proportioned double bedrooms, allowing the flexibility and space for additional free-standing furniture if required. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements such as a formal dining room or office. A contemporary shower room completes the impressive accommodation internally.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The flat also benefits from both electric heating to radiators and double glazing throughout for additional comfort. There is also a security entrance system installed for further peace of mind. Externally, there is a private drying green, along with well-tended communal grounds wrapped around the property.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

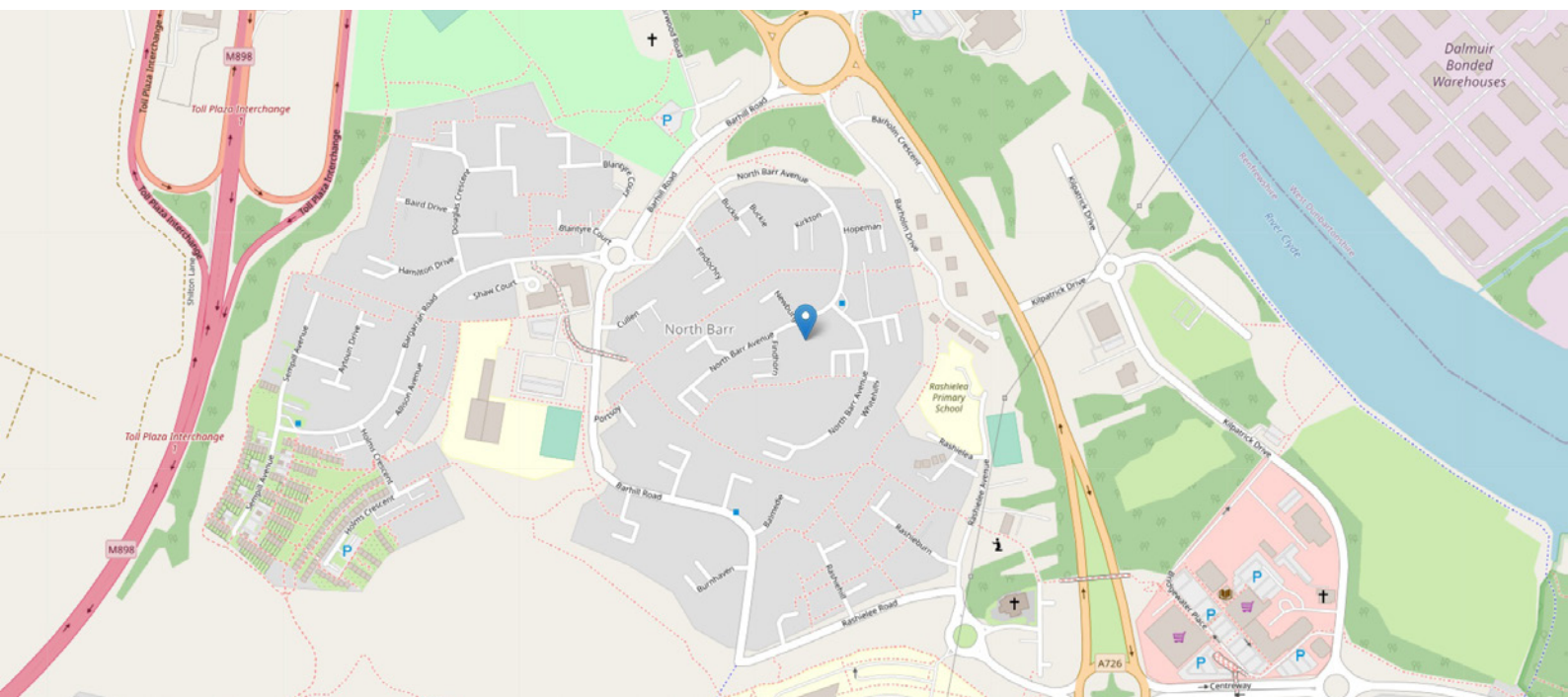


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.60m (28'3") x 3.30m (10'10")
Bedroom 1	4.10m (13'5") x 2.65m (8'8")
Bedroom 2	4.10m (13'5") x 2.70m (8'10")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")
Shower Room	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 75m²
EPC Rating: E

Extras (Included in the sale): Washer/dryer, wardrobes, carpets and floor coverings, light fixtures and fittings, curtains and blinds.



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 close by 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.

Findhorn is also well positioned for commuters, the M89 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.



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