

23 Johnshaven

ERSKINE, RENFREWSHIRE, PA8 6EH



An impressive five/six bedroom mid-terraced villa, split over three levels. The perfect property for a growing family



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We are delighted to bring to the market this striking five/six bedroom mid-terraced villa, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over three levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. 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 LOUNGE



A welcoming hallway leads to all apartments on this level. The formal lounge and kitchen are pleasantly located on this level along with a well-appointed bedroom that could easily be transformed into a variety of things such as a formal dining room.

THE KITCHEN



The kitchen has a modern range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of appliances. A family bathroom suite completes the accommodation on this level.



THE BATHROOM





Journeying up to the first-floor level, the crisp and contemporary styling continues. You will discover a further three bright and airy bedrooms and a useful study, ideal for those requiring working from home arrangements. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. Two of the bedrooms are separated by plasterboard, this could easily be removed to form an additional formal/family lounge.

BEDROOM 2



BEDROOM 3



THE STUDY



The second-floor accommodation offers a further two well-proportioned bedrooms. Any of the rooms can be utilised to meet each individual purchaser's needs and requirements. A contemporary family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 5



BEDROOM 6



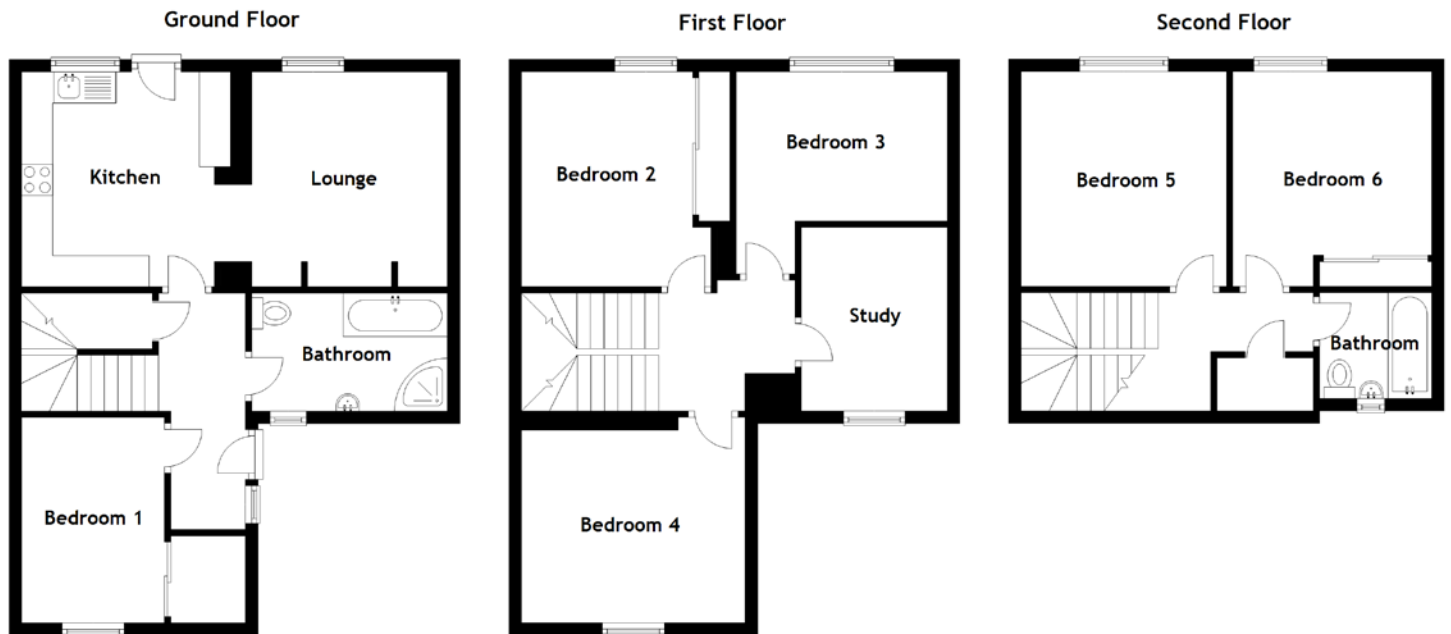
Externally the property has an enclosed rear garden, providing a safe environment for children. The rear garden is a real suntrap in the summer months. This zone will be popular with all members of the family, especially when the garden parties are on the go.

Parking can also be found at the rear of the property. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	3.15m (10'4") x 3.15m (10'4")
Kitchen	3.45m (11'4") x 3.10m (10'2")
Bedroom 1	3.30m (10'10") x 2.30m (7'7")
Bathroom	3.05m (10') x 1.90m (6'3")

First Floor

Bedroom 2	3.45m (11'4") x 3.05m (10')
Bedroom 3	3.40m (11'2") x 3.25m (10'8")
Bedroom 4	3.30m (10'10") x 3.30m (10'10")
Study	2.90m (9'6") x 2.35m (7'8")

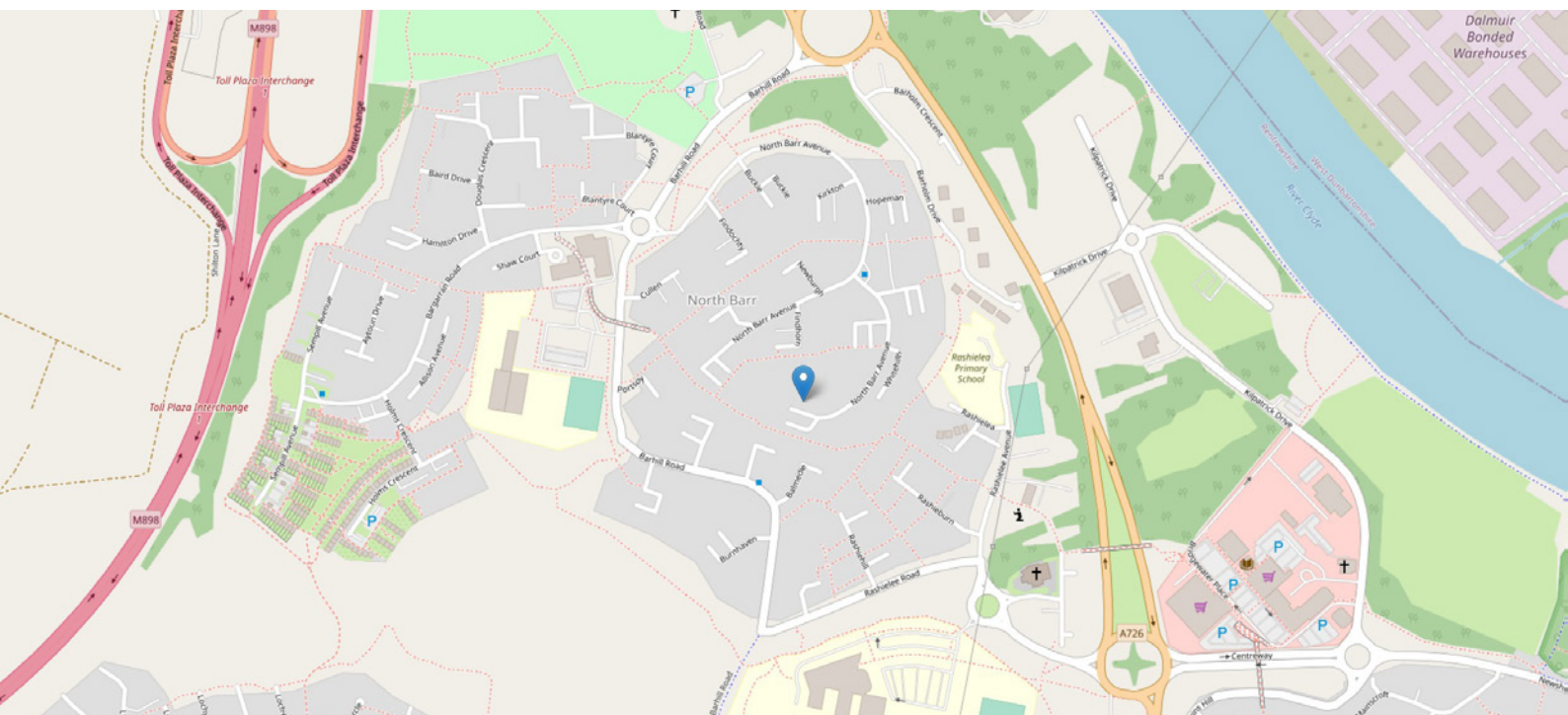
Second Floor

Bedroom 5	3.50m (11'6") x 3.30m (10'10")
Bedroom 6	3.45m (11'4") x 3.20m (10'6")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m2): 118m2

EPC Rating: D

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



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 cater for a wide range of sport/leisure activities, including fishing, golf, tennis, and 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.

Johnshaven 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.



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