

Three bedroom split level villa in a popular pocket of Erskine

With contemporary theme throughout - an ideal property for a growing family



19 Holms Crescent

Erskine, Renfrewshire, PA8 6DJ



Scan Here!



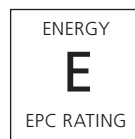
3 BED



1 BATH



OFF STREET



ENERGY

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EPC RATING

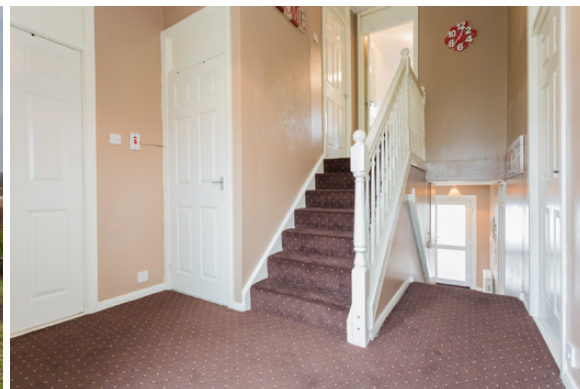


ERSKINE

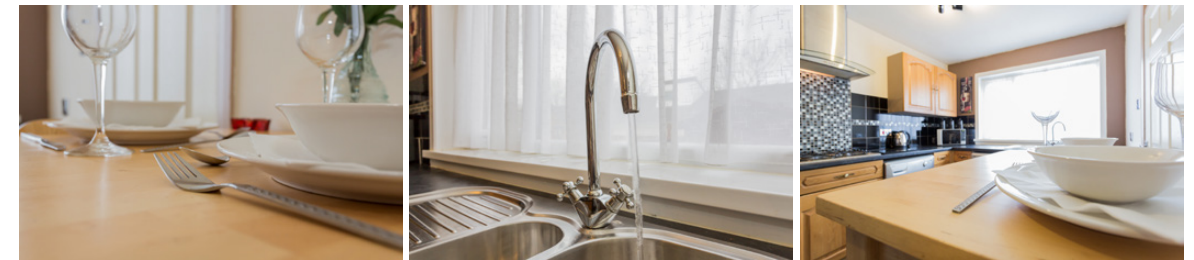
RENFREWSHIRE

19 Holms Crescent is situated in the ever sought after pocket of Erskine within close proximity of the Clyde. It 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.

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 nearby 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. Millfield Hill 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.



“...A FULLY FITTED KITCHEN WITH A RANGE OF FLOOR AND WALL MOUNTED UNITS WITH A CONTEMPORARY WORKSURFACE...”



19 HOLMS CRESCENT

Part Exchange available! We are delighted to bring to the market this spacious three bedroom end terraced villa formed over three levels - which would be the perfect acquisition for a growing family. The villa has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both front and rear. 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.

A hallway entrance allows access to all apartments on the first floor level where you will find a fully modernised family bathroom suite and two well proportioned bedrooms. Bedroom three could be transformed into a number of things such as a study/hot office for those requiring working from home arrangements or a room simply for some 'me' time. A bright and spacious formal lounge which is flooded with natural light from the 'sky light' and offers interesting views to the front is perfectly positioned on the second

floor level. Many an evening will be spent in this zone unwinding after a hard day at work.

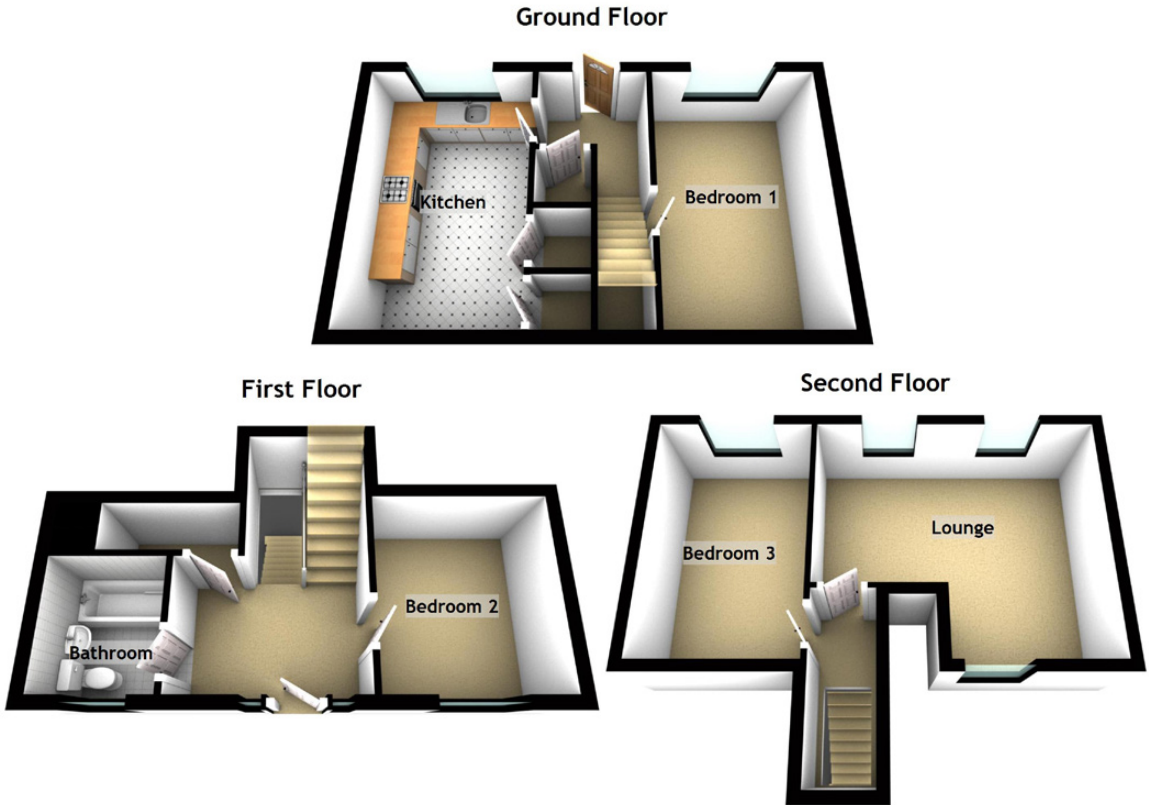
On the ground floor you will find a fully fitted kitchen with a range of floor and wall mounted units with a contemporary worksurface - creating a fashionable and efficient workspace. There is the added bonus of recess space for a breakfast table and chairs. The masterbedroom is situated on this level and offers a range of furniture configurations and space for additional free standing furniture if required. The property is very versatile and each room can be utilised to meet each individual purchaser(s) needs and requirements.

The property has a well maintained rear garden which is fully enclosed and provides a save environment for children. This area is the real 'hub' of the home and is popular in summer months when entertaining friends and family. Gas central heating and double glazing is provided throughout to provide a warm, yet cost effective way of living all year round.





BEDROOMS & BATHROOM

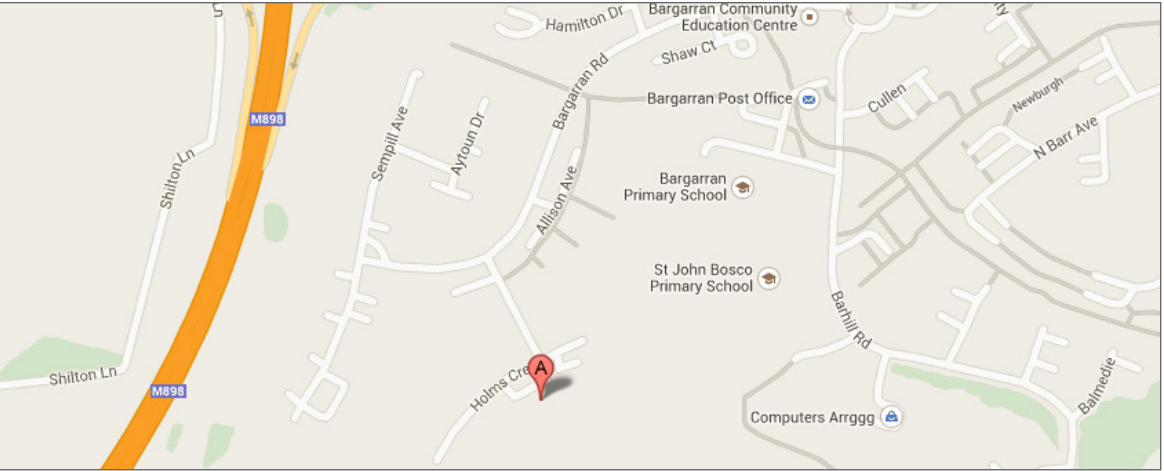


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.30m (14'1")
Kitchen	4.20m (13'9") x 2.70m (8'10")
Bedroom 1	4.20m (13'9") x 2.70m (8'10")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Bedroom 3	4.30m (14'1") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings and curtains and blinds.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer