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37 Hamilton Drive

ERSKINE, RENFREWSHIRE, PA8 6DA



37 Hamilton Drive

37 Hamilton Drive is situated in the much sought after area of Erskine. 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, as well as a fine restaurant can also be found at Ingleston in Bishopston where the facilities are second to none. Hamilton Drive 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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The Interior - KITCHEN | LOUNGE | SUN-ROOM

Part Exchange available! We are delighted to bring to the market this spacious two bedroom terraced villa formed over three levels - which would be the perfect acquisition for a wide variety of purchaser(s). The villa has been well designed to maximise the natural available light, creating a modern ambience. 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 onto the first floor level - thereafter a contemporary shower-room and a very useful cloak room. Other villas similar to number 37 have transformed this area into a small study for

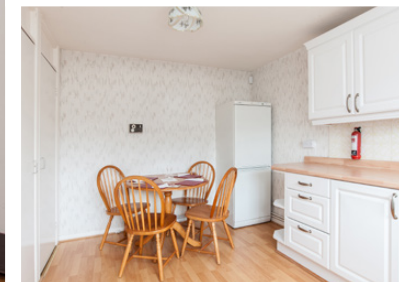
those requiring working from home arrangements. The formal lounge which is flooded with natural light from the window at the rear of the property is pleasantly located on the first floor. This zone is the perfect ambience in which to unwind, after a hard day! The bright and airy master-bedroom is situated on this level and has the advantage of a range of furniture configurations and space for additional free standing furniture if required.

On the ground floor you will find a fitted breakfasting kitchen which includes a range of floor and wall mounted units and a contemporary work-surface - creating a fashionable and efficient work-space. There is the added bonus of recess space for a breakfast table and chairs - A great

spot to grab a read of the Sunday papers. A well proportioned second bedroom is adjacent to the kitchen on this level and offers an interesting outlook into the garden. This room could also be utilised to meet each individual purchaser(s) needs and requirements - such as a 'family area', 'dining room' or a room simply for some 'me time'.

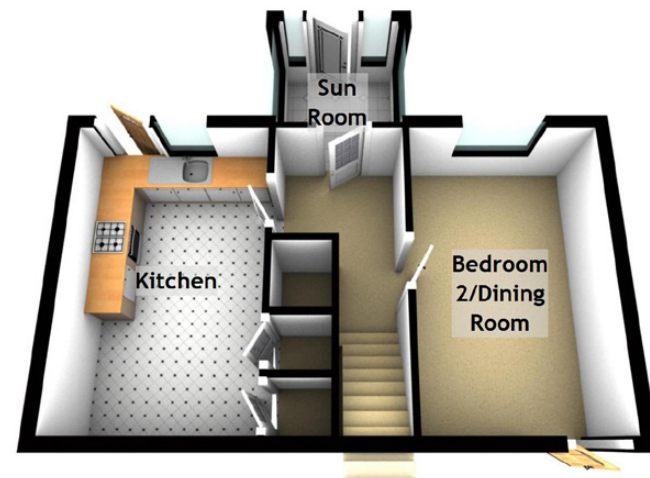
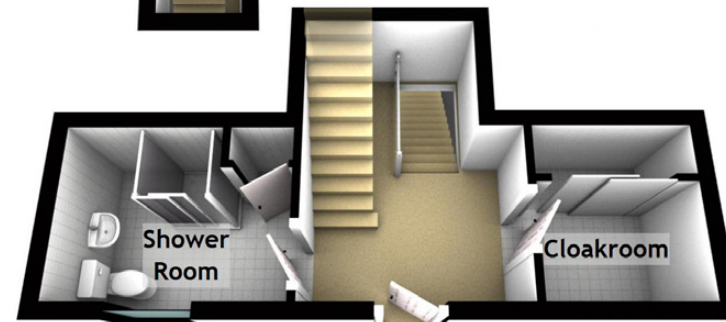
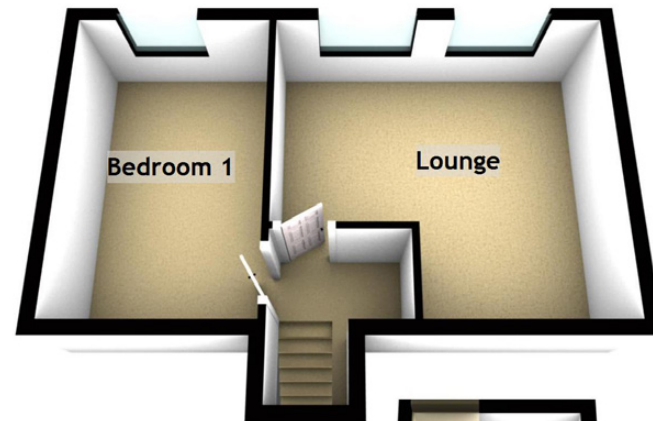
A sun-room gives access into the well maintained and fully enclosed rear garden. Many a summer's evening will be spent here enjoying the peace and quiet.

Gas central heating and double glazing is provided throughout to provide a warm, yet cost effective way of living all year round.





Bedrooms & Bathrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	4.59m (15'1") x 4.27m (14')
Kitchen	4.22m (13'10") x 2.71m (8'11")
Sun Room	1.73m (5'8") x 1.65m (5'5")
Cloakroom	2.05m (6'9") x 1.87m (6'2")
Bedroom 1	4.27m (14') x 2.70m (8'10")
Bedroom 2/Dining Room	4.24m (13'11") x 2.68m (8'10")
Shower Room	2.67m (8'9") x 2.02m (6'8")

Gross internal floor area (m²) - 74

EPC Rating - D

Extras
(Included in the sale)

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

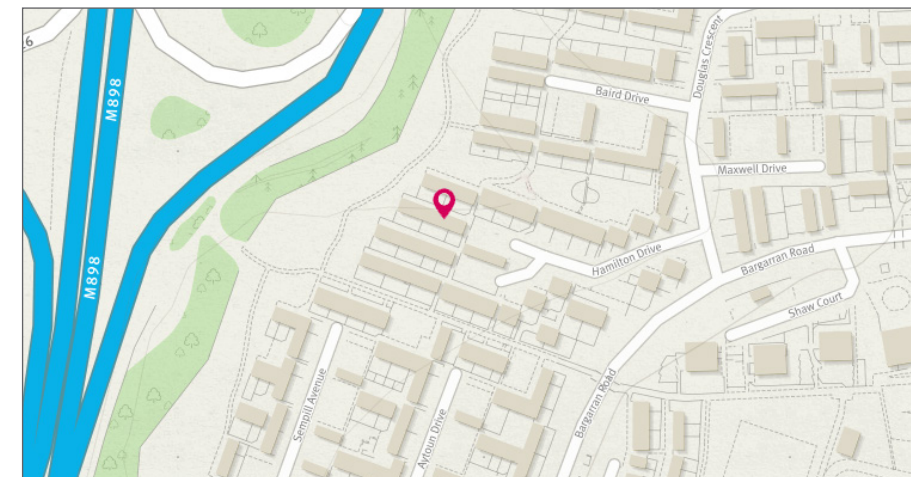


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