




McEwan Fraser Legal
Solicitors & Estate Agents
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220 Linburn Road

ERSKINE, PA8 6HB

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

High Parksail is well positioned for commuters. The adjacent M898 links to the M8 motorway which then allows access to Glasgow International Airport, Braehead Retail Park, Glasgow city centre (within twenty/twenty-five minutes) and other destinations including North Ayrshire, via the A737 (Howwood Bypass). Alternatively, crossing the Erskine Bridge provides access north of the river to Dumbarton, Helensburgh and beyond.

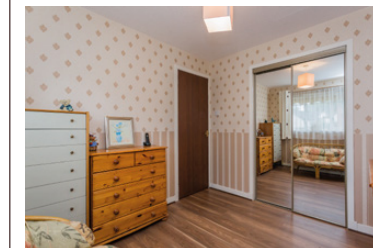
Part Exchange available. We are delighted to offer to the market this spacious and tastefully decorated two bedroom, mid-terraced villa split over two positioned in a popular pocket of Erskine. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once

inside, discerning purchasers will be greeted with a first class specification.

The formal lounge is flooded with natural light from the picture window to the front aspect whilst also providing an interesting outlook. The breakfasting kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. There is also plumbed space for free-standing appliances.

The first-floor accommodation offers two well-proportioned bedrooms. Both of which are bright and airy with space for additional free standing furniture if required. Any of the bedrooms could be transformed into a wide variety of things such as study/ hot office for those working from home. A contemporary shower room completes the impressive accommodation internally.

Externally the property has a private front and rear garden, with a driveway also to the front providing off road parking for two vehicles. The rear garden is fully enclosed and provides a safe environment for children and is a real suntrap in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet. Gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.



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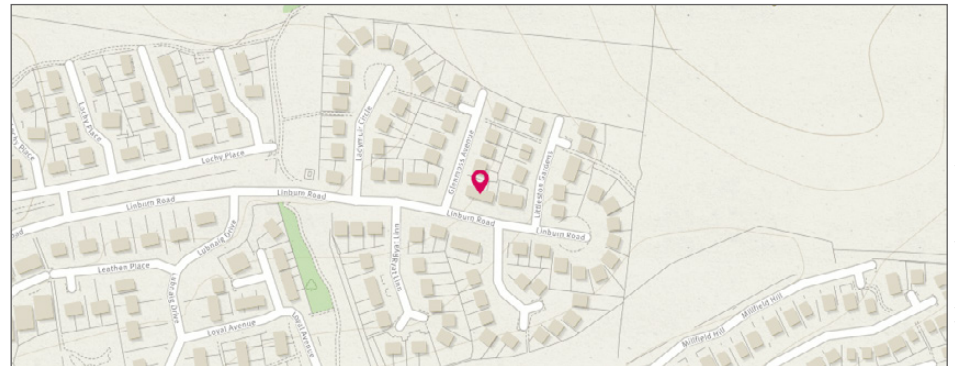


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen	4.70m (15'5") x 2.70m (8'10")
Master Bedroom	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	2.80m (9'2") x 2.50m (8'2")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 66m² | EPC Rating: D

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




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Part
Exchange
Available

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Text and description
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