



Three bedroom mid terraced house in true walk-in condition

Sunny south facing rear garden

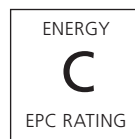


4 Fern Avenue

Erskine, Renfrewshire, PA8 7AW



Scan Here!



4 FERN AVENUE

ERSKINE, RENFREWSHIRE, PA8 7AW

Fern Avenue is situated in 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. Fern Avenue is also well positioned for commuters - Southbar and Barnsford Roads link you 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.

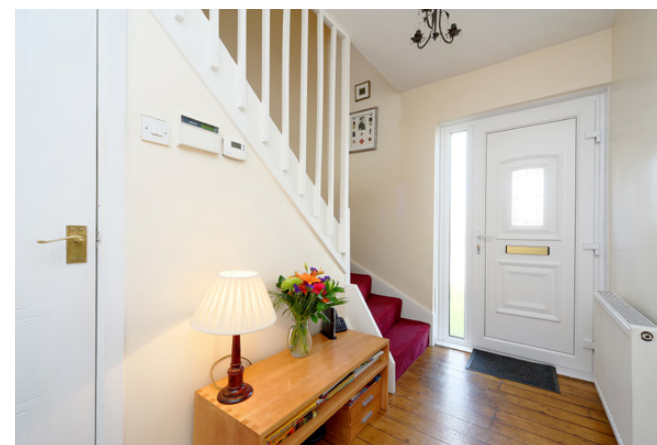
Part Exchange available! McEwan Fraser is delighted to bring you this great opportunity to purchase a superb three bedroom terraced house in true walk-in condition. The property is the central house of a group of three and has been lovingly maintained by the current owners. This superb house boasts gas

central heating, double glazing, three good sized bedrooms, modern fitted kitchen, gorgeous reception room and sunny south facing rear garden.

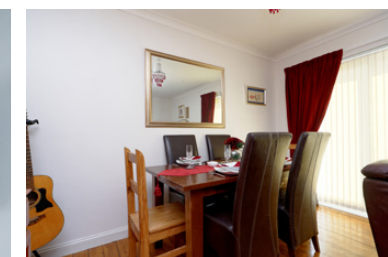
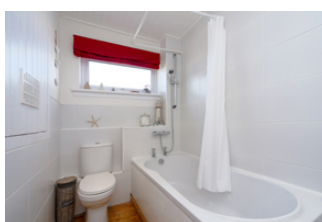
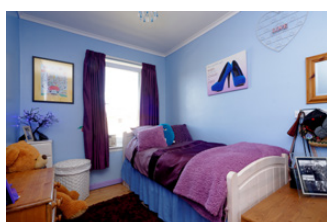
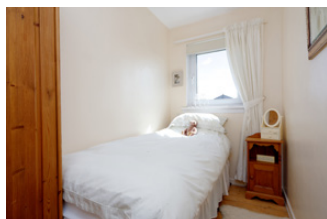
On entering the property through a welcoming hallway, you find the reception room to the rear and the kitchen immediately on your left. The kitchen is made up of a range of base and wall mounted units with plenty of storage and prep space for the aspiring chef! This modern kitchen boasts integrated gas hob and double oven alongside space for a free standing fridge freezer, washing machine and dishwasher. The reception room to the rear has plenty of space for a pair of sofas and a six seat dining table. There are patio doors overlooking the garden to the rear which is the perfect place to enjoy the sunshine all day in the summer months.

On the first floor you will find two well proportioned double bedrooms which provide enough space for a range of freestanding furniture and a single bedroom. Internal accommodation is completed by a gorgeous contemporary bathroom. A lovely wooden floor compliments the neutral tiling and three piece suite with shower over bath. The bathroom also boasts a window to provide natural light and additional ventilation.

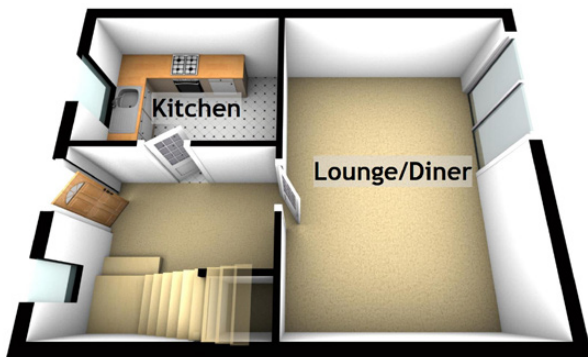
This is a magnificent home for a couple or young family and should be viewed to be fully appreciated!



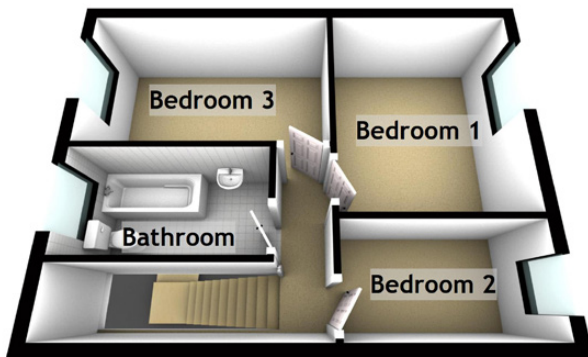
“...THE KITCHEN IS MADE UP OF A RANGE OF BASE AND WALL MOUNTED UNITS WITH PLENTY OF STORAGE AND PREP SPACE FOR THE ASPIRING CHEF...”



Ground Floor



First Floor



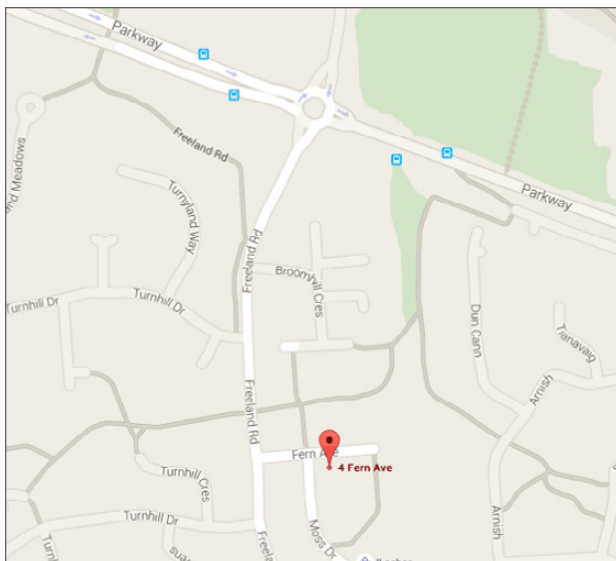
APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Diner	5.10m (16'9") x 3.70m (12'2")
Kitchen	3.10m (10'2") x 2.40m (7'10")
Bedroom 1	3.40m (11'2") x 2.90m (9'6")
Bedroom 2	2.90m (9'6") x 1.60m (5'3")
Bedroom 3	3.90m (12'10") x 2.30m (7'7")
Bathroom	3.00m (9'10") x 1.60m (5'3")

GROSS INTERNAL FLOOR AREA (M²)

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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.



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