



# THE PROPERTY

**3 | BEDROOMS    2 | BATHROOM**  
**2 | PUBLIC ROOM**

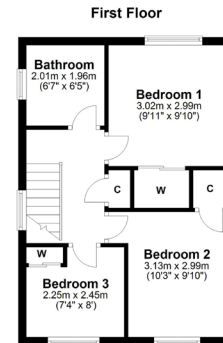
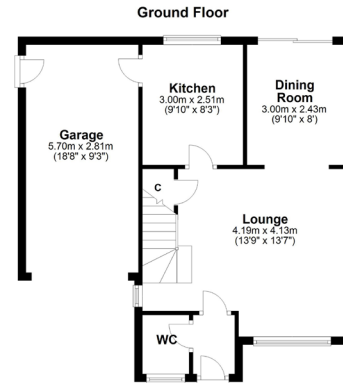
**Presented to market in excellent decorative order is this charming detached villa set within a level plot in this revered pocket of Erskine. This particular style of property is rare to the market and offers versatile accommodation over two levels with a large lounge open to a dining room, kitchen, downstairs WC, three bedrooms and a stunning family bathroom.**

The accommodation comprises of an entrance vestibule with access to the downstairs WC and a door to the lounge. The lounge has stairs to the upper level with a cupboard underneath and is open to a dining room which feature sliding doors to the rear garden. The kitchen is adjacent to the dining room and is fitted with a range of stylish white gloss storage units, contrasting work top surface and integral appliances. A door from the kitchen leads to the single garage.

The upper level of the property has two double bedrooms and a further single. All three bedrooms have built in wardrobe storage. There is a stunning and fully tiled family bathroom with fitted bath, mains shower, WC and wash hand basin.

The specification of the property includes gas fired central heating and double glazing throughout.





**BW1974** | Sat Nav: 88 Garnie Avenue, Erskine PA8 7BE

All measurements and distances are approximate.  
Floorplans are for illustration purposes and may not be to scale.

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WE'RE **SOLD** ON YOUR FUTURE

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