



# 6 LOYAL AVENUE

ERSKINE

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**A stunning two bedroom mid terrace villa boasting dreamy, open plan living in a quiet pocket of Erskine.**

This stunning mid terrace home has been upgraded and reconfigured to offer beautifully presented accommodation throughout the wonderful open plan ground floor layout as well as the two double bedrooms and shower room upstairs. The property is presented in move in condition benefitting from modern double glazing and gas central heating and is accompanied by spacious and private front and rear gardens.

The property occupies a quiet position amongst similar style homes with a spacious residents parking area providing ample parking opportunities and a footpath which leads to the gate into the front garden. The front garden has a manicured area of lawn and is enclosed by timber fence whilst the rear garden offers wonderful space for outside dining and entertaining across tiers of patio and a broad decking.

Internally, there is an entrance hallway with stairs to the upper level and access into the open plan downstairs room with a lounge area to the front and dining area open to kitchen at the rear. The kitchen comprises a range of stylish fitted units with integral appliances as well as door to the rear gardens.

There are two beautifully presented double bedrooms on the upper level, one with a built-in cupboard and the other with fitted mirrored wardrobes and the modern shower room complete with walk-in shower, WC and wash hand basin.

The specification of this home includes gas fired central heating and double glazing.

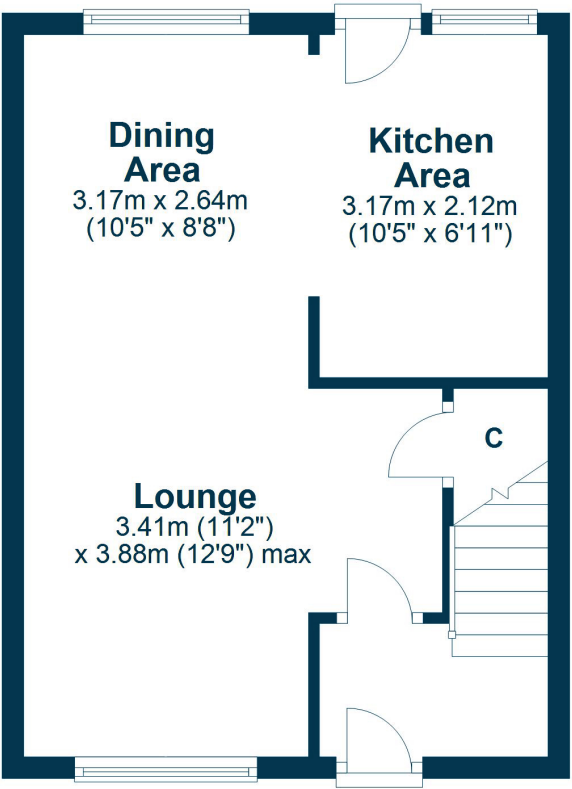




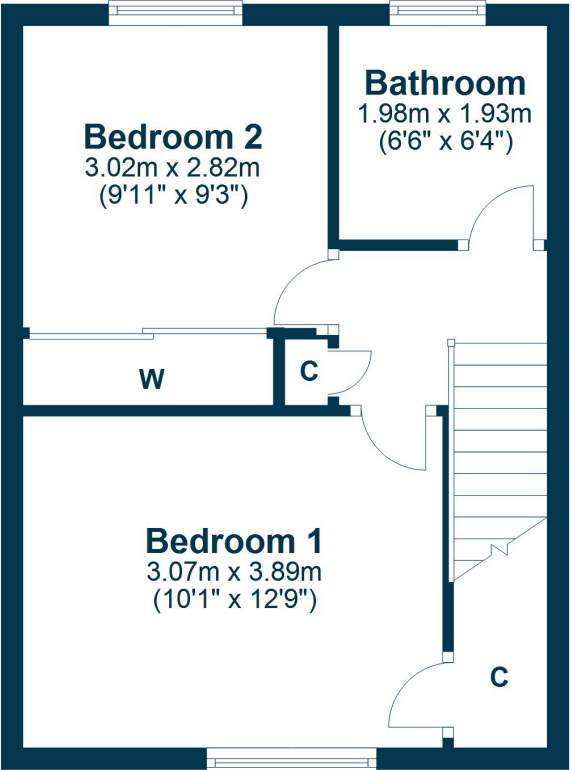




Ground Floor



First Floor



Erskine is a popular town with good local shopping including The Bridgewater shopping centre. There is established local schooling including the newly built Park Mains Secondary School. Erskine has good road links to the Erskine Bridge, Glasgow airport and the M8 motorway network.

BW2245 | Sat Nav: 6 Loyal Avenue, Erskine, PA8 6AJ

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





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Corum Bridge Of Weir  
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: [bridgeofweir@corumproperty.co.uk](mailto:bridgeofweir@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)