



**4 LAXFORD ROAD**  
ERSKINE

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c o r u m





2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**A superb two bedroom semi-detached villa in a quiet cul de sac in Erskine.**

Number 4 Laxford Road is a superb semi-detached villa set in a generous level plot in a quiet cul de sac setting in the Linburn area of Erskine. The property offers nicely proportioned accommodation over two levels combining spacious living accommodation with two double bedrooms which will prove appealing to young families and first time buyers. The property has been well maintained by the current owner who has upgraded the shower room and installed a new boiler and radiators (2023) and is presented in move-in condition.

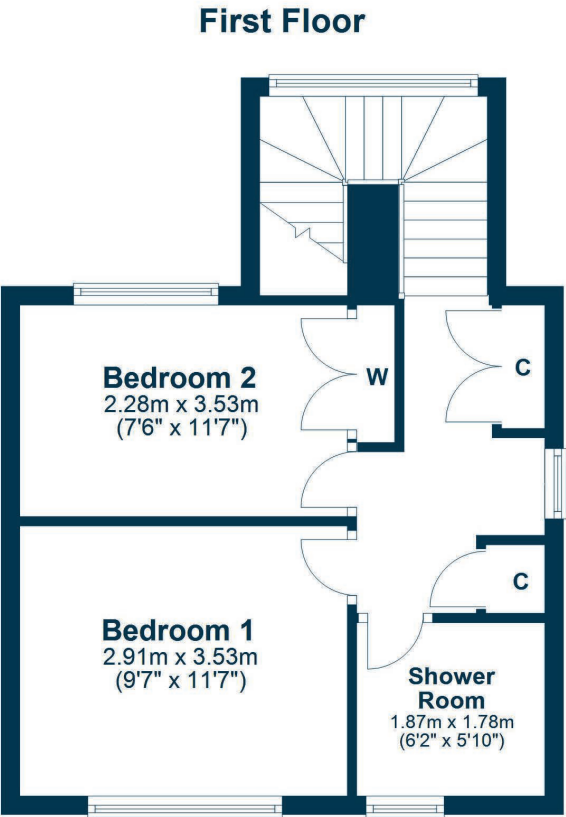
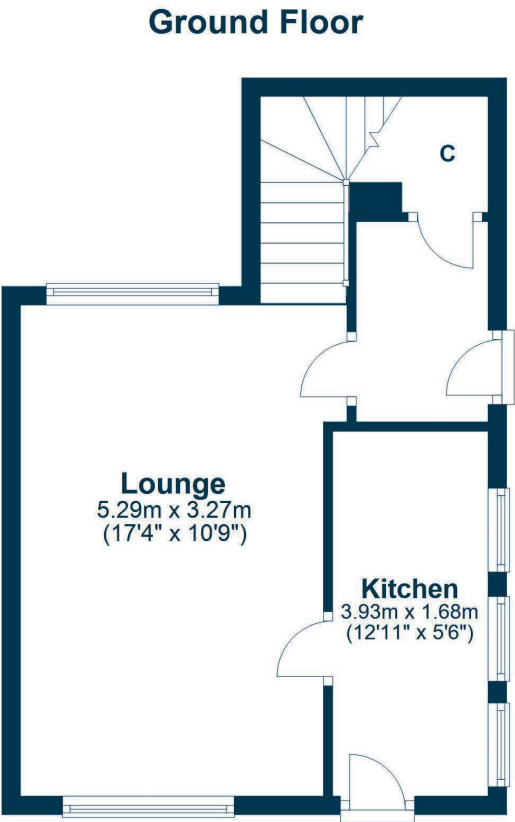
The complete accommodation comprises an entrance hallway with a large understairs cupboard and access into the lounge which has large windows to the front and rear, access to the kitchen and stairs leading to the upper level. The kitchen has been fitted with quality floor and wall units, contrasting worktops and a range of integrated appliances. There is a door leading from the kitchen to the rear garden. The upper level of the property has a hallway with two further storage cupboards and access to both bedrooms which have built-in wardrobes. Completing the accommodation is the shower room which comprises a corner positioned shower cubicle, WC, and wash hand basin.

To the front of the property is a manicured area of lawn with a gravel driveway leading along the elevation of the property to a detached single garage with remote door access. The rear garden is fully enclosed by a timber fence with stone slabs surrounding a central area of artificial lawn.









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.

**BW2376** | Sat Nav: 4 Laxford Road, Erskine, PA8 6HH

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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)