



# 10 PARKVALE GARDENS

ERSKINE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A larger style three bedroom semi-detached villa with upgraded kitchen in a peaceful pocket of Erskine.**

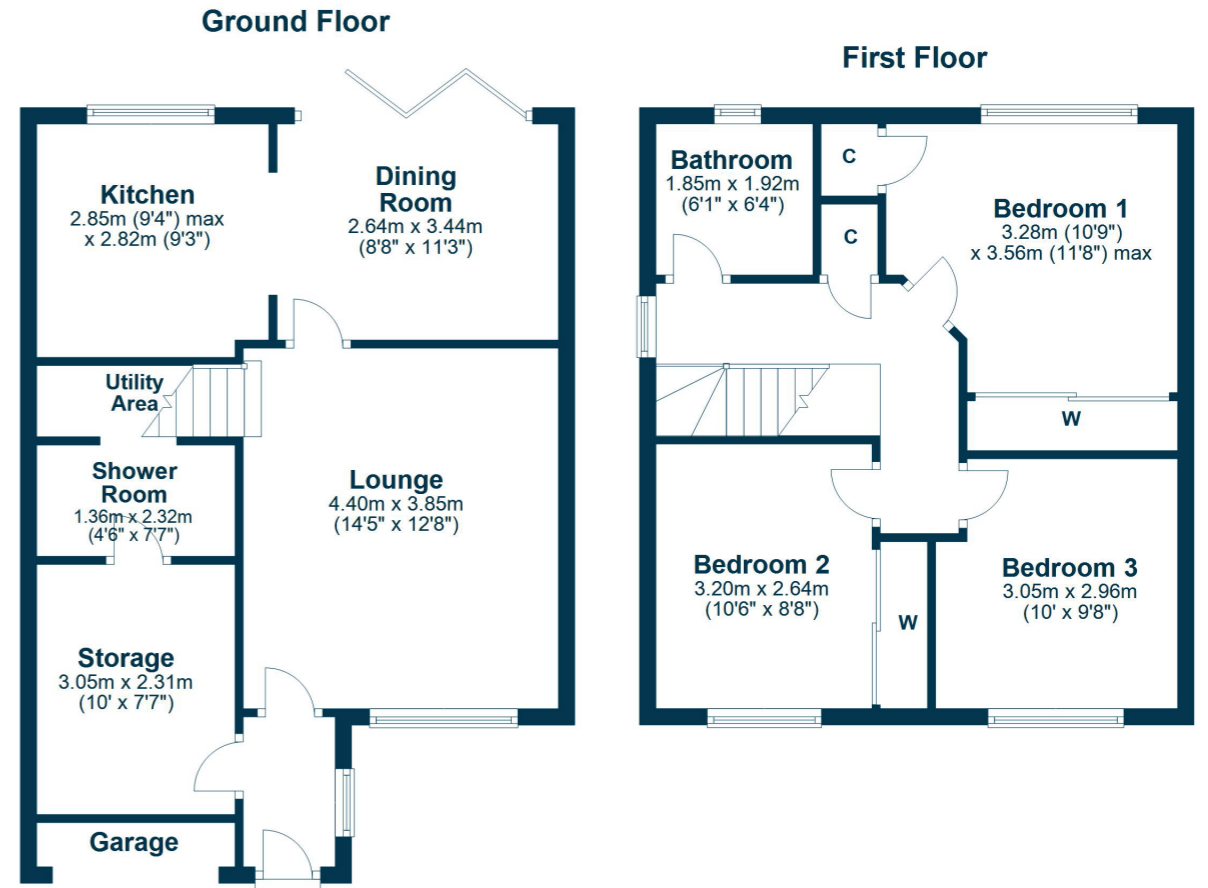
Number 10 Parkvale Gardens is a rarely available, large style semi-detached villa boasting three spacious double bedrooms, an upgraded kitchen with dining room adjacent and an integral garage which is in the process of being converted and will offer a further bedroom with shower room and utility area. The property is positioned within a particularly quiet cul des sac setting in Erskine which is favoured by many due to its proximity to excellent transport links and local schooling. The property is presented well throughout and viewing is encouraged to appreciate the spacious accommodation within.

The complete accommodation comprises an entrance vestibule with access into the lounge and a newly formed door into the integral garage. The garage is in the process of being converted and, upon completion, will form another bedroom/sitting room with access to a tiled ensuite shower room with a recess for utilities. The lounge is a broad and welcoming room with a large front facing window, stairs leading to the upper level and access to the dining kitchen at the rear of the property. The kitchen has been recently upgraded and boasts stylish fitted units, contrasting worktops and quality integrated appliances. The kitchen is semi open plan to the dining room which boasts contemporary bifold doors opening into the rear garden.

The upper level of the property has a landing with a storage cupboard and access to all three bedrooms and the bathroom. All the bedrooms are double sized rooms, two of which benefit from built in wardrobe/cupboard storage. The family bathroom is finished with beautiful floor and wall tiling, a fitted bath with mains shower above, WC and wash hand basin.

The property occupies a quiet position on the cul de sac with a broad monoblocked driveway to the front. The rear garden is fully enclosed with a patio area, an enclosed lawn and a large timber shed which is secure and benefits from electricity and lighting.





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.

**BW2378** | Sat Nav: 10 Parkvale Gardens, Erskine, PA8 7LG

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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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