



**Mainscroft, Erskine, PA8**

Offers Over £123,000

| 2 Bed | 1 Bath | 1 Reception

**new door**  
Estate Agent

Offers Over £123,000

Freehold

- Pick up Your Cases & Move In
- Perfect for First Time Buyers
- Modern Fitted Kitchen
- Ample Residents Parking
- Stunning 2 bedroom Upper Cottage Flat In
- 2 Double Bedrooms both with Built-in Wardrobes
- Gas Central Heating & Double Glazing
- Close to All the Local Amenities

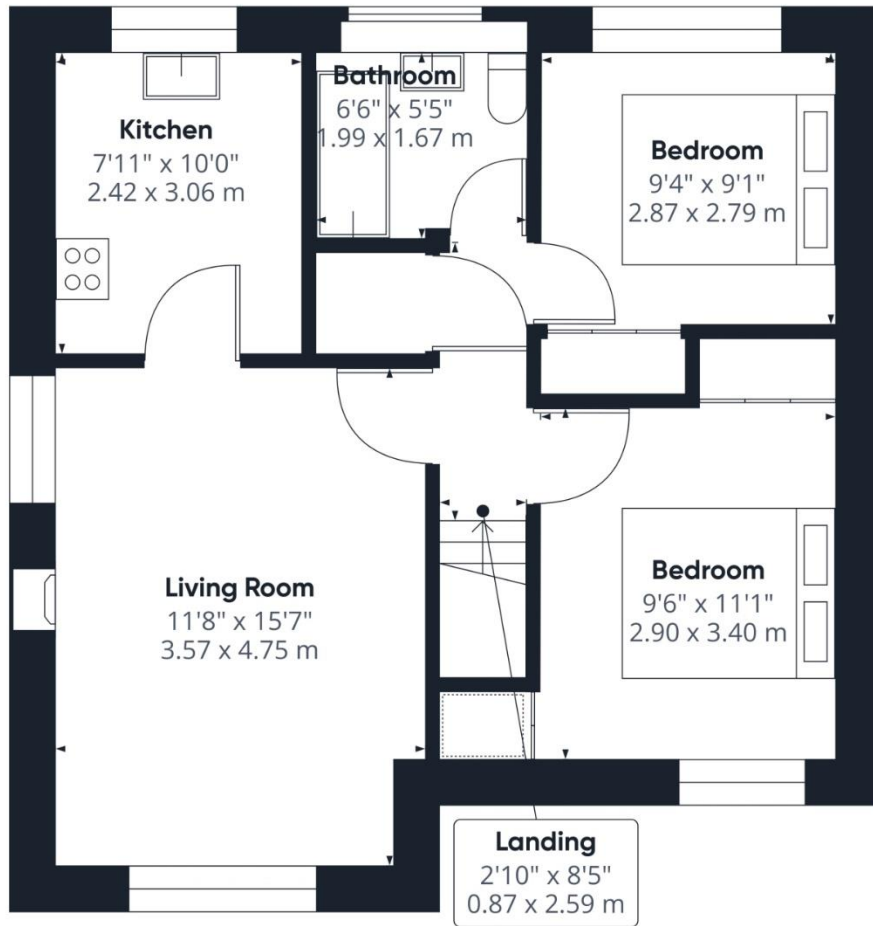
EPC Rating C

Council Tax Band C

Pick up your bags and move straight into this immaculate 2-bedroom upper cottage flat, in the ever-popular Mainscroft which is located at the heart of Erskine. The shops are only a short walk away. This home is ready to move straight in the lounge is flooded with natural light from the dual aspect windows. There is ample space for a table and chairs. The kitchen is fitted with modern high gloss kitchen cabinets and has gas hob and low-level electric oven with spaces for all freestanding appliances. There are two double bedrooms both benefitting from built-in wardrobes. The bathroom is fitted with a modern white suite with shower over the bath. The home has its own drying area to the rear of the home.







Floor 1



Approximate total area<sup>(1)</sup>  
551.01 ft<sup>2</sup>  
51.19 m<sup>2</sup>

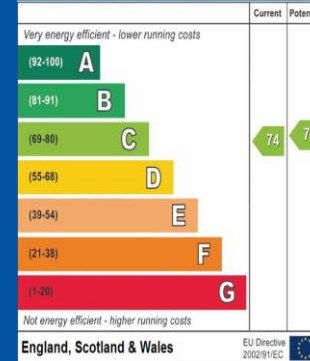
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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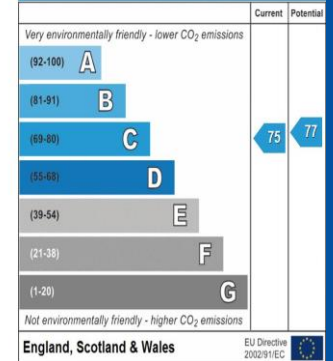
Energy Efficiency Rating



England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive 2002/91/EC



14 Anderson Road  
Bishopton  
Renfrewshire  
PA7 5EN

01415850385  
enquiries@newdoor.scot

www.newdoor.scot