



37 Portessie, Erskine, PA8 6DR

2 Bedroom terraced villa

Offers Over £124,995



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DESCRIPTION; 37 Portessie, Erskine, PA8 6DR

ELLE MARIE PROPERTY is pleased to present to the market, this lovingly cared for 2-bedroom terraced villa located in desirable Portessie, Erskine, ideally located for local amenities, local schooling and bus links, the property is presented to the market in excellent condition throughout, the property is in walk-in condition. The property benefits from generous rear facing lounge and dining kitchen, 2 double bedrooms and modern upgraded bathroom. The property also benefits from excellent built-in storage, downstairs WC and rear enclosed garden with open space to the rear which is perfect for enjoying in the spring and summer months. In more detail, the property comprises:

ENTRANCE HALL

The entrance vestibule is bright and welcoming with neutral wall décor and carpet.

LOUNGE

The lounge is generous in size and is rear facing with neutral wall décor and carpet. There is ample space for lounge furniture and furnishings. The window allows good natural light and overlooks the rear enclosed garden and open space.

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KITCHEN

The dining kitchen is generous in size with a range of traditional wall and floor units and worktop. There is a stainless steel electric built-in oven, gas hob and extractor chimney. The wall décor is neutral with vinyl flooring. There is ample space for a table and chairs and freestanding appliances.

BEDROOM 1

Bedroom 1 is rear facing with neutral wall décor and flooring. There is ample space for bedroom furniture and furnishings. There is a built-in cupboard for storage.

BEDROOM 2

Bedroom 2 is rear facing with neutral wall décor and flooring. There is ample space for bedroom furniture and furnishings. There is a built-in cupboard for storage.

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BATHROOM

The recently upgraded bathroom has been designed and finished to a high standard and is generous in size with modern neutral gloss wall and floor tiling. The bathroom benefits from bath with chrome thermostatic shower, WC, wash-hand basin, and chrome heated towel rail.

WC

The WC is conveniently located on the ground floor and comprises WC with built-in wash-hand basin and vanity unit.

STORAGE

The property benefits from storage located in the entrance hall, kitchen, upper landing and bedrooms 1 and 2.

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EXTERNAL

Externally, the property enjoys an elevated position in the street with views of the Erskine Bridge and Old Kilpatrick Hills from the upper landing. The rear garden is enclosed and benefits from open space to the rear offering privacy for enjoyment in the spring and summer months. There is a good space for outdoor furniture and accessories. The rear garden also benefits from timber gate. There is ample resident's parking to the front of the property

EPC Rating: D

Dimensions:

Lounge: 10'6"x17'7"

Kitchen: 11'3"x13'7"

Bedroom 1: 11'2"x11'6"

Bedroom 2: 11'1"x10'9"

Bathroom: 7'8"x6'1"

WC: 3'7"x5'2"

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