



**ELLE MARIE**  
PROPERTY

**PROPERTY FOR SALE: 105 UMACHAN,  
ERSKINE, PA8 7FG**



**PROPERTY ADDRESS: 105 UMACHAN, ERSKINE, PA8 7FG**

ELLE MARIE PROPERTY is pleased to present to market this 4-bedroom extended detached villa located in desirable Umachan, Erskine. A degree of modernisation is required with excellent potential. The property offers flexible and spacious accommodation comprising front facing lounge, rear family dining kitchen with sunroom/sitting room, 4 well-proportioned bedrooms, family bathroom, en-suite and downstairs WC. The property also benefits from mono-block driveway providing off-street parking for 3 cars, integral garage and rear enclosed garden. Viewing is advised.

**ENTRANCE HALL**

The entrance hall is bright and welcoming with hardwood flooring and neutral wall décor.

**LOUNGE**

The lounge is front facing with bay fronted window. There is ample space for lounge furniture and furnishings. The wall décor is cool dark tones with laminate flooring.

**KITCHEN**

The kitchen is a fantastic size with a range of wall and floor units. There is a built-in electric oven and stainless-steel gas hob with extractor chimney. The floors are tiled and there is neutral wall décor. There is ample space for a breakfasting table and chairs. The kitchen also benefits from separate utility room and French doors leading to the rear garden.

**BEDROOM 1**

Bedroom 1 is rear facing and is generous in size with laminate flooring and neutral wall décor. There is good space for bedroom furniture and furnishings.

**BEDROOM 2**

Bedroom 2 is front facing and is double in size with laminate flooring and neutral wall décor. There is ample space for bedroom furniture and furnishings.

**BEDROOM 3**

Bedroom 3 is front facing with laminate flooring and neutral wall décor.

**BEDROOM 4**

Bedroom 4 is generous in size with laminate flooring and neutral wall décor.

**BATHROOM**

The family bathroom is generous in size with bath, WC and wash-hand basin. There is wall and floor tiling.

## WC

The WC is conveniently located on the ground floor and comprises WC and wash-hand basin with built in storage. The floors are tiled, and the wall décor is neutral.

## UTILITY

The property benefits from large separate utility room. This is ample space for freestanding appliances and there is additional rear door access to the garden.

## EXTERNAL

Externally, the property benefits from a generous boundary with front turfed lawn and large mono-block driveway. The rear enclosed garden comprises a generous section of lawn with timber decked terrace/seating area.

## EPC RATING: C

### Dimensions:

Lounge: 15'x12'

Dining Kitchen: 19'8"x15'

Sun Room: 15'8"x12'4"

Bedroom 1: 11'7"x10'1"

Bedroom 2: 11'1"x8'5"

Bedroom 3: 16'7"x7'6"

Bedroom 4: 7'8"x7'7"

Sun Room: 15'8"x12'4"

Bathroom: 7'x5'7"

En-Suite: 5'9"x5'4"

WC: 5'11"x 2'11"

Utility: 7'3"x5'



















These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. The photographs are for illustrative purposes only. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given as to their working order. Fixtures, fittings and other items are not included unless specifically described. All measurements are approximate and for guidance only.



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Viewing: by appointment only

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