



ELLE MARIE
PROPERTY

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55 PARK GREEN, ERSKINE, PA8 7HJ



ELLE MARIE PROPERTY is pleased to present to the market, this 3-bedroom terraced villa located in the ever popular Park Green, Erskine. Presented to the market in good condition throughout with generous open plan lounge and dining, separate kitchen with integrated appliances, 3 double bedrooms, bathroom, downstairs WC and sunroom. The property also benefits from rear enclosed south-facing garden and there is a mono-block parking bay to the front of the property. In more detail, the property comprises:

ENTRANCE HALL

The entrance hall is bright welcoming with neutral wall décor and wood flooring. For storage, there is a built-in cupboard and built-in under-stair storage.

LOUNGE

The lounge is generous in size with excellent space for lounge furniture and furnishings. The wall décor is neutral with feature paper and carpet. There is a marble fire surround with electric fire. The lounge also benefits from patio doors leading to the sunroom.

DINING

The dining area is generous in size with neutral wall décor, feature paper and wood flooring. There is ample space for a dining table and chairs. The dining area also benefits from French doors leading to the rear garden.

KITCHEN

The kitchen comprises a range of traditional wall and floor units with gas oven and gas hob. Integrated appliances include fridge freezer and dishwasher. The wall décor is neutral and the floor is tiled.

BEDROOM 1

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

BEDROOM 2

Bedroom 2 is double in size and is rear facing with neutral wall décor and carpet. There is good space for bedroom furniture and furnishings. Bedroom 2 also benefits from built-in cupboard.

BEDROOM 3

Bedroom 3 is double in size and is front facing with neutral wall décor and carpet. There is good space for bedroom furniture and furnishings.

BATHROOM

The bathroom comprises double walk in thermostatic shower, WC and wash-hand basin with built-in storage. The walls are tiled with vinyl flooring and chrome heated towel rail.

WC

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

EXTERNAL

Externally, the property benefits from mono-block off-street parking space and section at the front of the property for potted plants. The rear garden is south-facing with artificial lawn and timbered decked patio area. The rear garden is perfect for enjoyment in the spring and summer months and is enclosed by timber fencing with timber gate to the rear.

EPC Rating: D

Dimensions

Lounge: 13'8"x12'3"
Kitchen: 8'8"x12'
Bedroom 1: 13'8"x11'5"
Bedroom 2: 13'8"x9'10"
Bedroom 3: 12'8"x11'8"
Bathroom: 6'7"x6'6"
Sunroom: 11'4"x9'9"
WC: 4'10"x5'11"







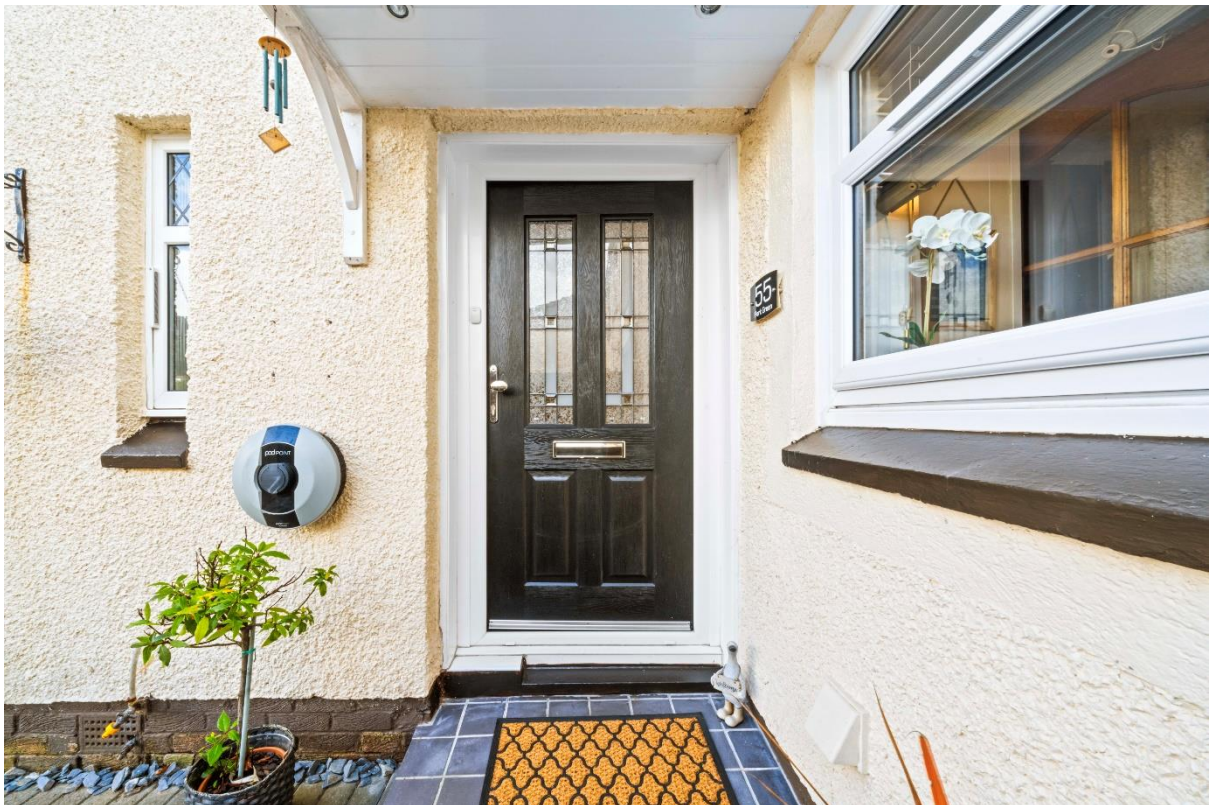
















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Viewing: by appointment only

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