



## 17 PARK GREEN, ERSKINE, PA8 7HJ



**PROPERTY ADDRESS: 17 PARK GREEN, ERSKINE, PA8 7HJ**

ELLE MARIE PROPERTY is pleased to present this newly renovated 3-bedroom terraced villa enjoying a nice position in ever popular Park Green, Erskine. Presented to the market in excellent condition throughout, the property is in walk-in condition comprising generous rear south-facing lounge, modern front facing kitchen, 3 double bedrooms, new modern shower room and downstairs WC. The property also benefits from newly installed boiler. Externally, the property benefits from rear enclosed south-facing garden. In more detail, the property comprises:

**ENTRANCE HALL**

The entrance hall is a great first impression to the property and is bright and welcoming with newly fitted modern vinyl and neutral wall décor. The entrance hall benefits from built-in storage.

**LOUNGE**

The lounge is generous in size and is rear facing with newly fitted neutral carpet and neutral wall décor. The large window in the lounge allows good natural light to flow through the living space. There is good space for lounge furniture and furnishings. The lounge also benefits from two built-in cupboards.

**KITCHEN**

The kitchen is modern and comprise a range of wall and floor units, there is a built-in stainless steel electric oven, stainless steel 5 burner gas hob and stainless -steel extractor chimney. The flooring is modern vinyl, and the wall décor is neutral. There is ample space for freestanding appliances and a breakfasting table and chairs. The kitchen also benefits from large front facing allowing good natural light and built-in cupboard.

**BEDROOM 1**

Bedroom 1 is generous in size and is front facing with neutral carpet and wall tones. There is good space for bedroom furniture and furnishings.

**BEDROOM 2**

Bedroom 2 is double in size and is rear facing with neutral carpet and wall tones. There is good space for bedroom furniture and furnishings.

**BEDROOM 3**

Bedroom 2 is double in size and is rear facing with neutral carpet and wall tones. There is good space for bedroom furniture and furnishings.

## BATHROOM

The newly installed bathroom comprises walk in shower cubicle with wall mounted electric shower, WC and wash-hand basin. There is modern wet wall and feature wet wall in the shower. The flooring is modern vinyl.

## WC

The downstairs WC is located on the ground floor and has been newly installed comprising WC and wash-hand basin. The flooring is modern vinyl, and the wall décor is neutral.

## EXTERNAL

Externally, the property benefits from well-maintained south-facing rear garden enclosed by timber fencing with rear gate access. There is good space for garden furniture and furnishings. The position of the garden offers long periods of sunshine in the spring and summer months.

EPC Rating: C

### Dimensions

Lounge: 14'4"x14'8"  
Kitchen: 11'7"x14'7"  
Bedroom 1: 11'6"x14'7"  
Bedroom 2: 11'6"x14'6"  
Bedroom 3: 11'3"x9'6"  
Bathroom: 5'5"x6'08"  
WC: 2'8"x6'6"

















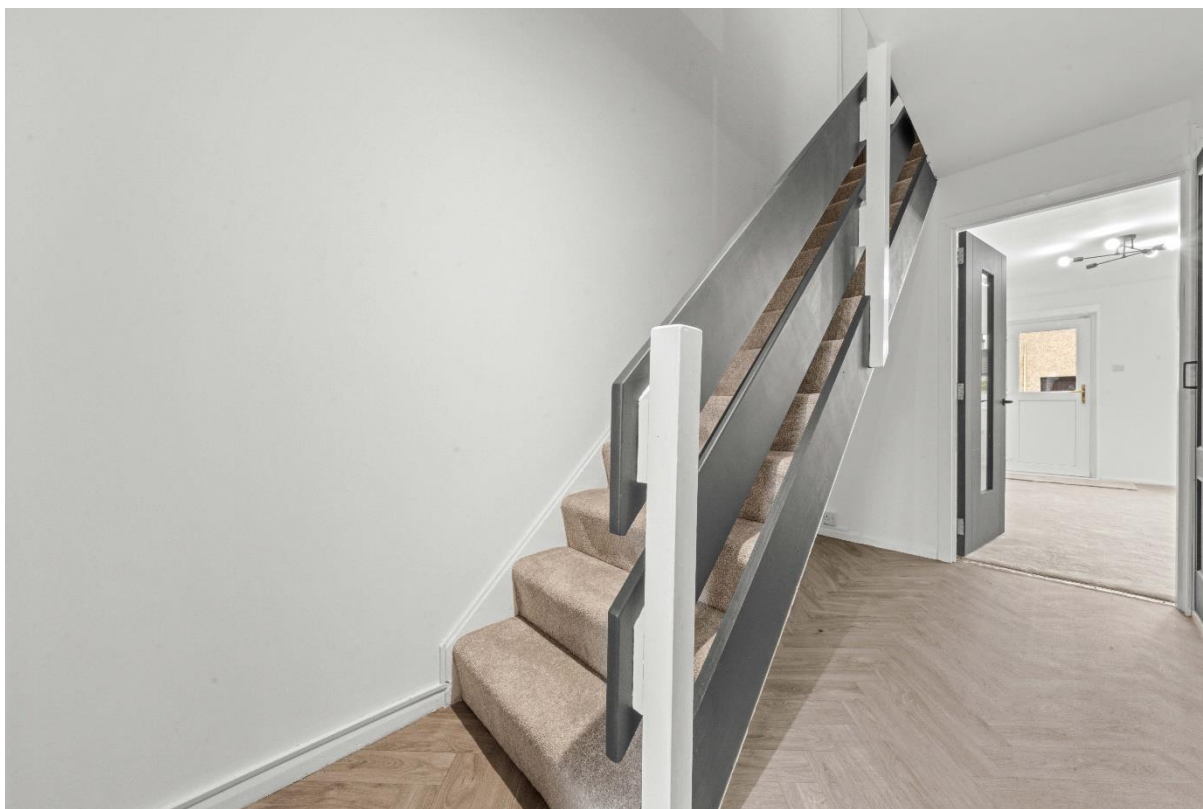


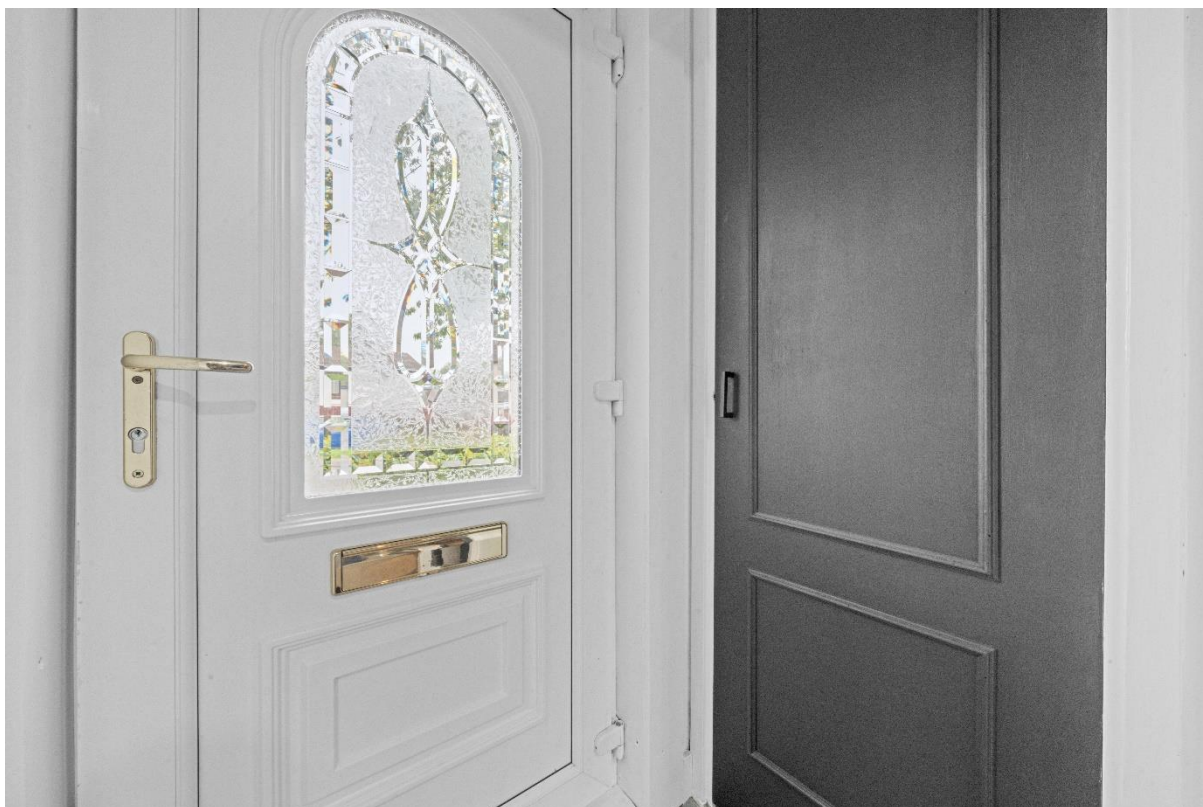




















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