



Meadows Drive, Erskine
Offers Over £175,000
2 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Semi-detached villa

Family friendly cul-de-sac location

Modern Kitchen with integrated appliances

Stylish Shower Room

Level, suntrap gardens

Enclosed garden with Summer House

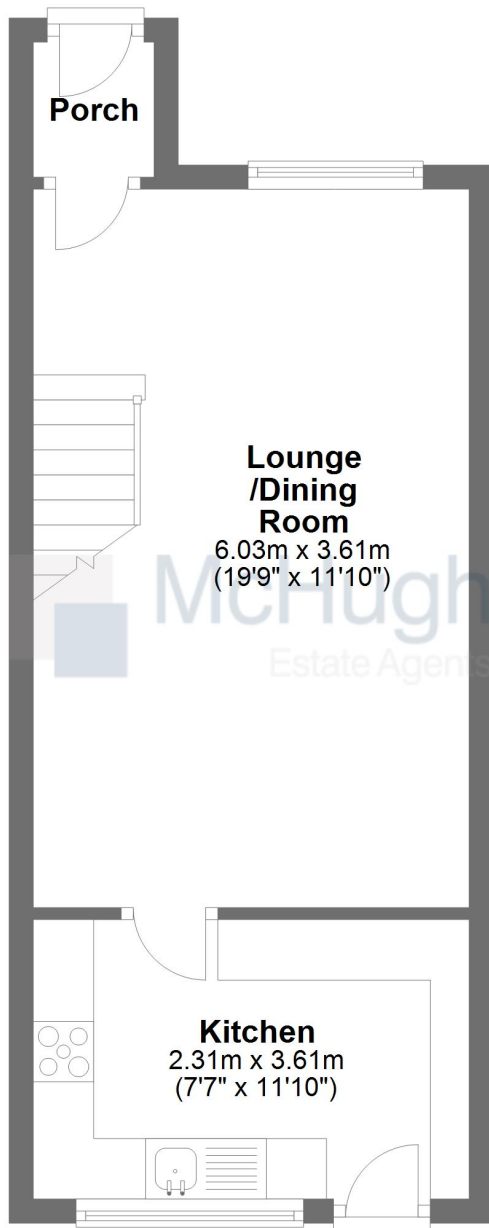
Walking distance nursery and schools



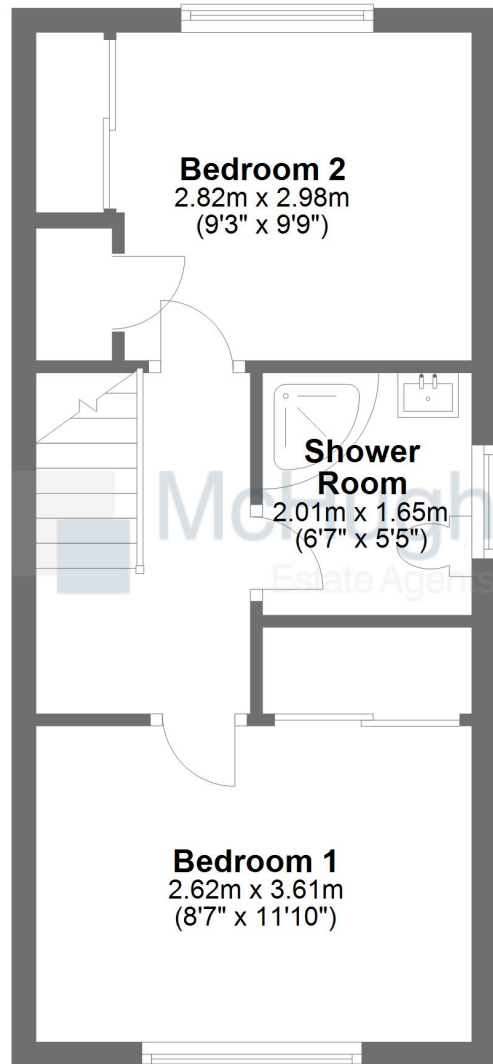
2 BED SEMI-DETACHED HOUSE

Meadows Drive, Erskine

Ground Floor



First Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

Meadows Drive, Erskine

Set in a rarely available and highly regarded cul-de-sac location, this meticulously maintained and tastefully modernised semi-detached villa offers sought after accommodation in move-in condition.

Accommodation

The naturally bright entrance porch opens to the delightful lounge and dining area where there is an open outlook to the front and premium Karndean flooring. A door at the rear of the lounge leads to the modern, refitted kitchen which is finished in white gloss units with contrasting worktops and integrated appliances (microwave, electric oven, gas hob, fridge/freezer, dishwasher and washing machine).

On the upper floor there is a well presented open landing. There are two elegant double bedrooms, each with inbuilt wardrobes. The newly upgraded shower room is finished in wet-wall panelling and has a wall-mounted vanity sink and low-rise, curved shower enclosure with a Mira Sport electric shower. A ceiling hatch on the landing accesses the loft storage space.

Heating and Glazing

The property has upvc double glazing and gas central heating (Worcester boiler).

Gardens

The front garden provides a neat open chipstone area. Adjacent is the private, 2 car driveway. The fully enclosed rear garden is largely maintenance free and enjoys lengthy sunny exposures. It comprises 2 patio areas, an acrylic storage hut and a superb timber summer house - ideal for outdoor entertaining.

Location

26 Meadows Drive is the last house in this small development and enjoys a low-traffic position which is conveniently positioned within walking distance of nursery, primary and secondary schooling. Mains Medical Centre is just along the road and local shops, including the Post Office are only minutes away on foot. Morrison's supermarket and Bridgewater Shopping Centre is within 15 minutes walk or a short drive. For journeys further afield, The Erskine Bridge, Renfrew and M8 Motorway can be reached within 10 minutes by car.

Dimensions

Lounge and Dining Room
6.03m x 3.66m

Kitchen
2.31m x 3.61m

Bedroom 1
2.62m x 3.61m

Bedroom 2
2.82m x 2.98m

Shower Room
2.01m x 1.65m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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