



Garnie Avenue, Erskine  
**Offers Over £219,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

3 Bedrooms

Semi-Detached Villa

Beautifully presented accommodation

Upgraded Ensuite Shower Room

Large Dining Kitchen

Multi-car driveway

Fully enclosed rear garden

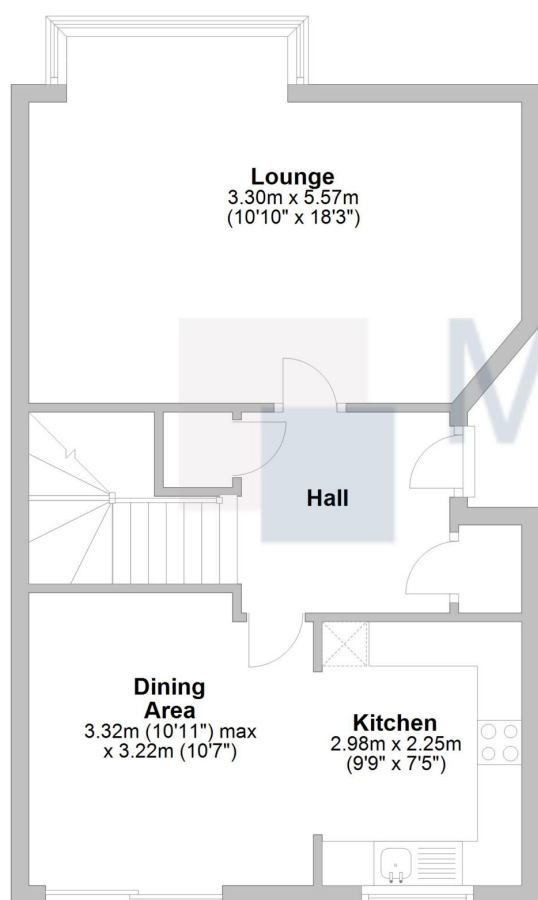
Great family accommodation



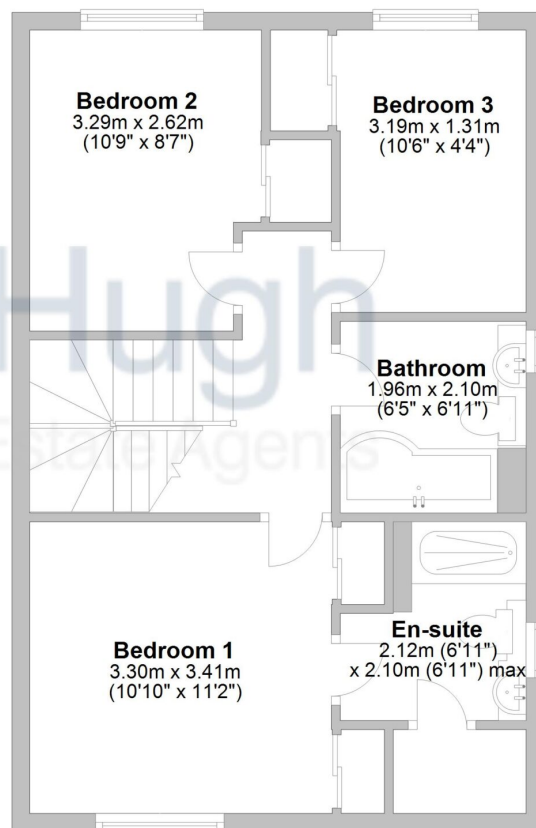
## 3 BED SEMI-DETACHED HOUSE

Garnie Avenue, Erskine

## Ground Floor



## First Floor



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

# Garnie Avenue, Erskine

Set in a rarely available and highly regarded location, this meticulously maintained and tastefully upgraded semi-detached villa offers sought after accommodation in move-in condition. The property enjoys the benefits of a dining kitchen, ensuite shower room, level, fully enclosed gardens and is located just across from a small playpark - this really is a perfect family home!

## Accommodation

The side entrance door opens to a spacious and welcoming hallway where there are two handy inbuilt cupboards. The large, stylish lounge is finished bold blue decor and has a feature full-height box bay window overlooking the garden to the front. At the rear, the substantial open-plan dining kitchen is well equipped with an array of upper and lower shaker-style units, a double eye-level oven and gas hob. Patio doors lead from the large dining area to the fully enclosed rear garden.

On the upper floor the impressive open staircase and landing lead to all rooms. The principal bedroom is well-proportioned room at the rear of the property, which benefits from twin mirror door wardrobes and superb refitted ensuite shower room. Within the ensuite shower room is a further inbuilt storage cupboard. Bedroom 2 is an immaculate double room with mirror door wardrobes and bedroom 3 is a generous single room, again with the benefit of mirror door wardrobes. The upgraded family bathroom is fully tiled and fitted with a white vanity suite. Both the ensuite shower room and bathroom have dual function mains pressure showers with rainfall features.

## Heating and Glazing

The property has double glazing and a gas central heating system (Glow-worm boiler installed 2023).

## Gardens

The front garden provides a neat open lawn. Adjacent is the private, 2 car driveway. The fully enclosed and family-friendly rear garden enjoys lengthy sunny exposures and comprises a patio area, a level lawn, a chip stone section and 2 timber storage huts.

## Location

43 Garnie Avenue enjoys a quiet location within the development and is conveniently positioned within walking distance of nursery, primary and secondary schooling. Mains Medical Centre is within easy reach 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

SAT NAV ref - PA8 7BE

### Lounge

3.30m x 5.57m

### Dining Area

3.32m x 3.00m

### Kitchen

2.98m x 2.25m

### Bedroom 1

3.30m x 3.41m

### Ensuite

2.12m x 2.10m

### Bedroom 2

3.29m x 2.62m

### Bedroom 3

3.19m x 2.10m

Bathroom

1.96m x 2.10m





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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