



12 Parkwood Erskine, PA8 7HR

Offers in the region of £140,000



PATCH ESTATE AGENTS welcomes to the market this larger styled 3 bedroom mid terrace villa situated in a popular residential pocket of Erskine, Renfrewshire.

Accommodation comprises lounge, fitted kitchen, 3 double bedrooms, lower wc and family bathroom.

Early Viewing Strongly Advised



Seldom available and situated in the popular Parkwood Area of Erskine, this spacious property boasts large room sizes, modern kitchen, contemporary shower room, ample parking and private gardens.

Although a degree of internal decoration is required, once complete this will be a fantastic family home within walking distance to local shopping, schools and leisure facilities.

Accommodation comprises welcoming reception hallway providing access to all apartments, lower wc and rear door leading to fully enclosed garden. The light and airy lounge overlooks front of property and boasts picture window which floods the room with an abundance of natural light. A pristine fitted kitchen provides excellent storage, integrated appliances, complimentary worktop surfaces and tiled splashback. There is ample space for dining table and chairs.

On the upper level are three double bedrooms and a stunning contemporary shower room comprising large walk in shower and coordinating gloss white basin vanity and back to wall toilet unit.

Glazing

This property benefits from Double Glazing

Heating

This property benefits from Gas Central Heating

Gardens

This property benefits from easily maintained front and rear gardens. The rear garden is fully enclosed laid with decorative chipping stones and boasts a raised decked area.

Accommodation

Lower WC 1.65 x 1.82

Lounge 3.39 x 1.82

Fitted Kitchen 4.45 x 2.57

Bedroom 1 12.9 x 8.6

Bedroom 2 14.4 x 7.7

Bedroom 3 11.2 x 9.9

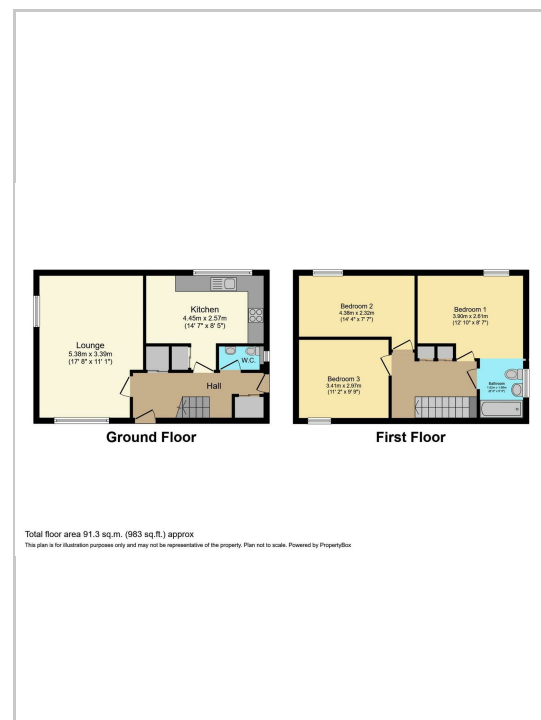
Bathroom 5.5 x 5.11

Area

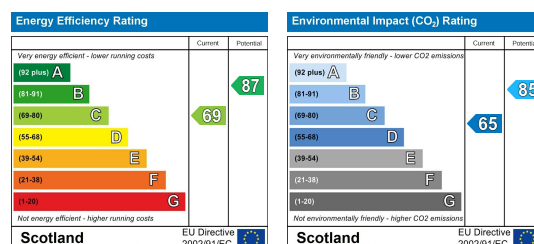
Erskine is a popular town with good local shopping and leisure facilities. There is established local schooling at both Primary and Secondary Levels. Regular public transport links to surrounding Towns and Glasgow City Centre serve the area and the M8 motorway network ensures easy access to Glasgow City Centre and destinations further afield. Glasgow International Airport is a short drive away.

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Floor Plans



Energy Efficiency Graph



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