



## 2 Findhorn

Erskine, PA8 6DX

**Offers over £93,500**



PATCH ESTATE AGENTS welcomes to the market this stylish two bedroom flat situated on the preferred 1st floor and located in the popular Town of Erskine, Renfrewshire.

Accommodation comprises lounge, fitted kitchen, dining room, 2 double bedrooms and bathroom.

Early Viewing Strongly Advised!!



This larger styled two bedroom apartment is presented to the market in good order throughout. Boasting spacious accommodation, modern kitchen & bathroom, fresh decor, secure entry and residents parking this home will appeal to a variety of discerning buyers.

Internally the accommodation comprises welcoming reception hallway with useful storage, the bright and airy front facing lounge is tastefully decorated in modern neutral tones and features twin picture windows which flood the room with an abundance of natural light. A designer fitted kitchen offers excellent storage, built in oven, hob and cooker hood, ample work top surfaces and tiled splash-back. The inviting formal dining room is perfect for any occasion.

Enhancing the property further are two well appointed double sized bedrooms and a contemporary fully tiled bathroom with white four piece suite comprising large shower cubicle, bath, wash hand basin and wc.

#### Glazing

This property benefits from Double Glazing.

#### Heating

This property benefits from Gas Central Heating.

#### Parking

This property benefits from Residents Parking.

#### Gardens

This property benefits from Communal Rear Gardens.

#### Accommodation Sizes (All sizes are approximate)

Lounge 4.93m x 3.81m

Kitchen 2.87m x 2.74m

Dining Room 3.53m x 3.25m

Bedroom One 4.34m x 2.69m

Bedroom Two 4.17m x 2.62m

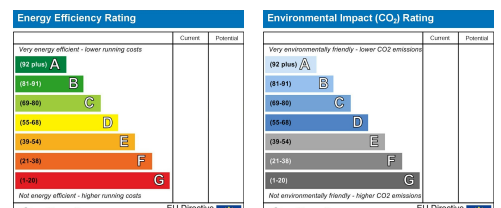
Bathroom 1.91m x 1.83m

#### Area

Erskine itself offers an excellent variety of amenities including supermarkets, shops, public transport links and schooling at both primary and secondary levels. There is easy access to the M8 Network for quick journey times to Glasgow Airport, Braehead and Glasgow City Centre. The nearby Braehead offers a further selection of retail and leisure amenities.

Early viewing advised to avoid disappointment!

## Energy Efficiency Graph



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