



## 27 FERN AVENUE, ERSKINE. PA8 7AW.

THIS RARELY AVAILABLE ONE BEDROOM QUARTER VILLA IS SITUATED IN A QUIET AND HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF ERSKINE, WITH EASY ACCESS TO LOCAL AMENITIES; TRANSPORT LINKS; SCENIC RIVERSIDE WALKS; SCHOOLS AT BOTH PRIMARY AND HIGH SCHOOL LEVEL. SOME INTERNAL UPGRADING IS REQUIRED WHICH IS REFLECTED IN THE ASKING PRICE. PROPERTY CONSIST OF ENTRANCE HALLWAY; REAR FACING LOUNGE GIVING ACCESS VIA STAIRCASE TO UPPER LEVEL; FITTED KITCHEN HAS AMPLE STORAGE AND WORK SURFACE; SPLASHBACK TILING; 4 BURNER GAS HOB, FAN OVEN, EXTRACTOR HOOD AND WASHING MACHINE; UPPER LEVEL HAS BEDROOM WITH MIRRORED SLIDING DOOR WARDROBE; TILED BATHROOM WITH 3 PIECE SUITE AND ELECTRIC SHOWER UNIT. FURTHER BENEFITS INCLUDE DOUBLE GLAZING, GAS CENTRAL HEATING, AMPLE RESIDENTS' PARKING AND PRIVATE GARDEN. ERSKINE HAS FANTASTIC COMMUTER LINKS BEING CLOSE TO BISHOPTON TRAIN STATION, WHICH HAS REGULAR SERVICES TO GLASGOW CENTRAL AND GREENOCK. THE M8 MOTORWAY OFFERS EASY ACCESS TO PAISLEY, GLASGOW INTERNATIONAL AIRPORT AND BRAEHEAD SHOPPING CENTRE.



- 1 BEDROOM QUARTER VILLA
- GAS CENTRAL HEATING
- PRIVATE GARDEN
- BOTH PRIMARY AND SECONDARY SCHOOLS NEARBY
- SOUGHT AFTER QUIET LOCALE
- RESIDENTS' PARKING
- EASY ACCESS TO LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE

**OFFERS OVER £90,000**

- LOUNGE 12' 2" x 11' 2" (3.7M x 3.4M)
- KITCHEN 12' 7" x 4' 7" (3.83M x 1.4M)
- UPPER LANDING 6' 7" x 5' 11" (2.0M x 1.8M)
- BEDROOM 9' 6" x 9' 6" (2.89M x 2.89M)
- BATHROOM 6' 7" x 5' 7" (2.0M x 1.7M)
- REAR GARDEN
- RESIDENT'S PARKING



GROUND FLOOR

1ST FLOOR



27 FERN AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (3/2025)

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