



**MITCHELLS  
ROBERTON**



Mid Terraced House  
28 Baird Drive, Erskine, PA8 6BB  
Offers over £115,000









## 28 Baird Drive, Erskine, PA8 6BB

Well presented Town House Villa in popular residential locale. The property offers accommodation over 3 levels and is conveniently located for local shops, schools and public transport services. The property benefits from having electric storage heating and double glazing and has access to a well maintained garden to the rear. Early viewing is recommended.

The accommodation on the ground level consists of a bathroom with three piece suite installed and there is a deep storage cupboard which could be utilised as a small study room. On the upper level we find the Lounge and master bedroom and on the lower level a dining sized kitchen and a dining room/bedroom 2. WMH. DG. Well maintained garden.

### Entrance Hall

The entrance hall gives access to the bathroom and a deep storage cupboard. There are carpeted stairs leading to the upper and lower floors. Wall mounted storage heater.

### Bathroom 2.50 m x 2.00 m / 8'2" x 6'7"

Bright partially tiled bathroom with opaque window to the front. Three piece white suite installed comprising WC, wash hand basin and a bath with overheat "Mira" electric shower and screen. Vinyl flooring. Heated ceiling light. Deep cupboard housing water tanks and providing linen storage.

### Deep Storage Cupboard 2.00 m x 1.80 m / 6'7" x 5'11"

Deep storage cupboard on the off the first landing which could be utilised as a small study area. This cupboard also houses the electric switchgear and the electric meter.

### Lounge 4.50 m x 4.30 m / 14'9" x 14'1"

Bright lounge with panoramic views across local hills and countryside. Twin windows overlooking the back garden. Additional sky light. Wall mounted storage heater. Fitted carpet.

### Master Bedroom 4.20 m x 3.60 m / 13'9" x 11'10"

Bright master bedroom with window overlooking the rear garden. Hatch in the ceiling to small loft area. Fitted carpet.

### lower level RoomDimensions6

A small hall on the lower level offers access to the dining kitchen, dining room/second bedroom and to a storage cupboard. A door to the rear leads to the back garden.

### Dining Kitchen 4.20 m x 2.50 m / 13'9" x 8'2"

Well proportioned kitchen with window to rear garden. A range of older style units provide storage and incorporate a stainless steel sink and drainer, slot in electric cooker, "Hotpoint" washing machine and free standing "Candy" fridge freezer. There are an additional two large built in cupboards offering storage. Vinyl flooring. 2 x ceiling lights. wall mounted heater.

### Dining room/Bedroom 2 4.20 m x 3.00 m / 13'9" x 9'0"

Across from the kitchen there is a dining room/second bedroom again with views over the rear garden. Older style storage heater. Fitted carpet.

### Gardens

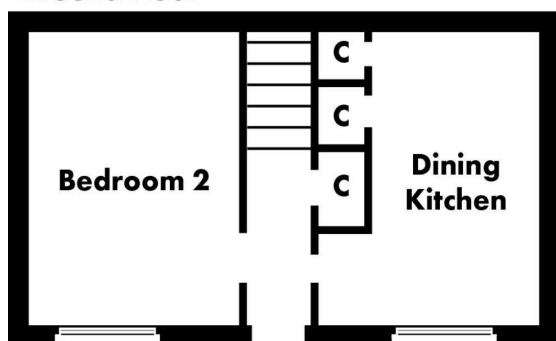
There is a generous well maintained garden to the rear, laid mostly to lawn for ease of maintenance.

### Parking

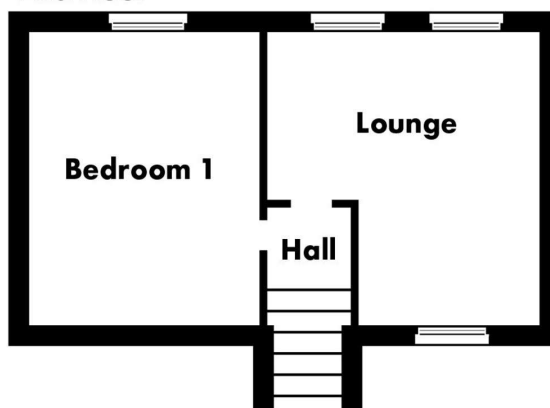
There is ample residents parking.



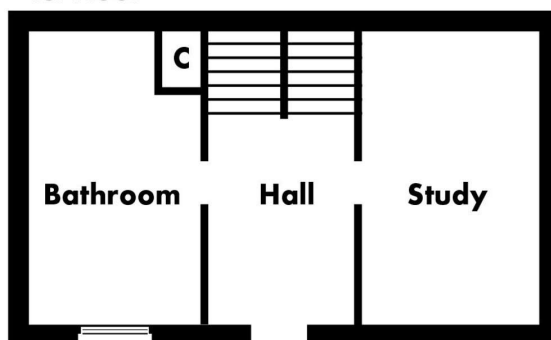
### Ground Floor



### 2nd Floor



### 1st Floor



Floor plans are indicative only - not to scale.

#### SELLERS

Client of Mitchells Robertson

#### ENTRY DATE

Negotiable

#### VIEWING

Through Solicitors

#### TAX BAND

Tax Band D

#### SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

#### DISCLAIMER:

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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www.mitchells-roberton.co.uk • bg@mitchells-roberton.co.uk

George House, 36 North Hanover Street, Glasgow, G1 2AD  
Telephone. 0141 552 3422 • Fax. 0141 552 2935

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