



**16 CRAIGIEHALL AVENUE**  
ERSKINE

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c o r u m



4 | BEDROOMS

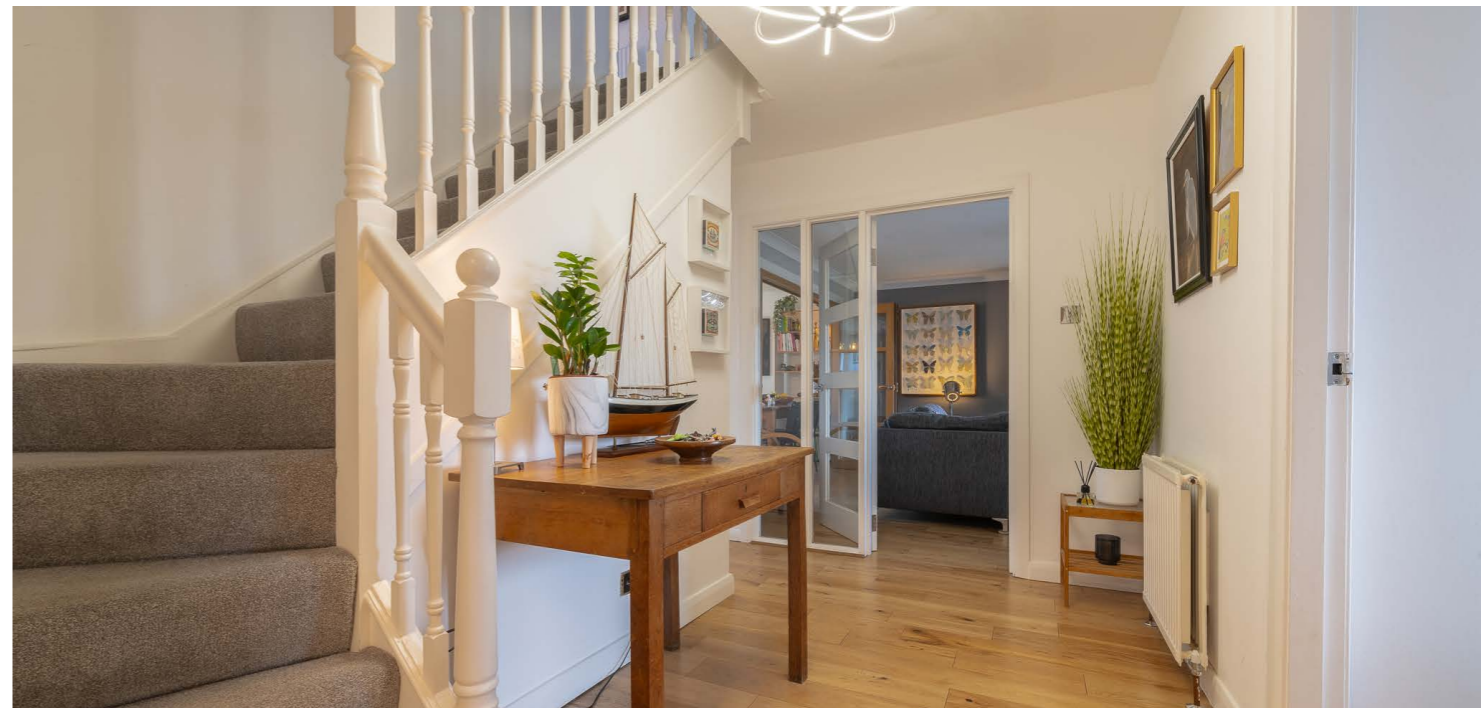
3 | BATHROOMS

2 | PUBLIC ROOMS

**A stunning four bedroom family home positioned in a peaceful cul-de-sac in the popular West Freelands area of Erskine.**

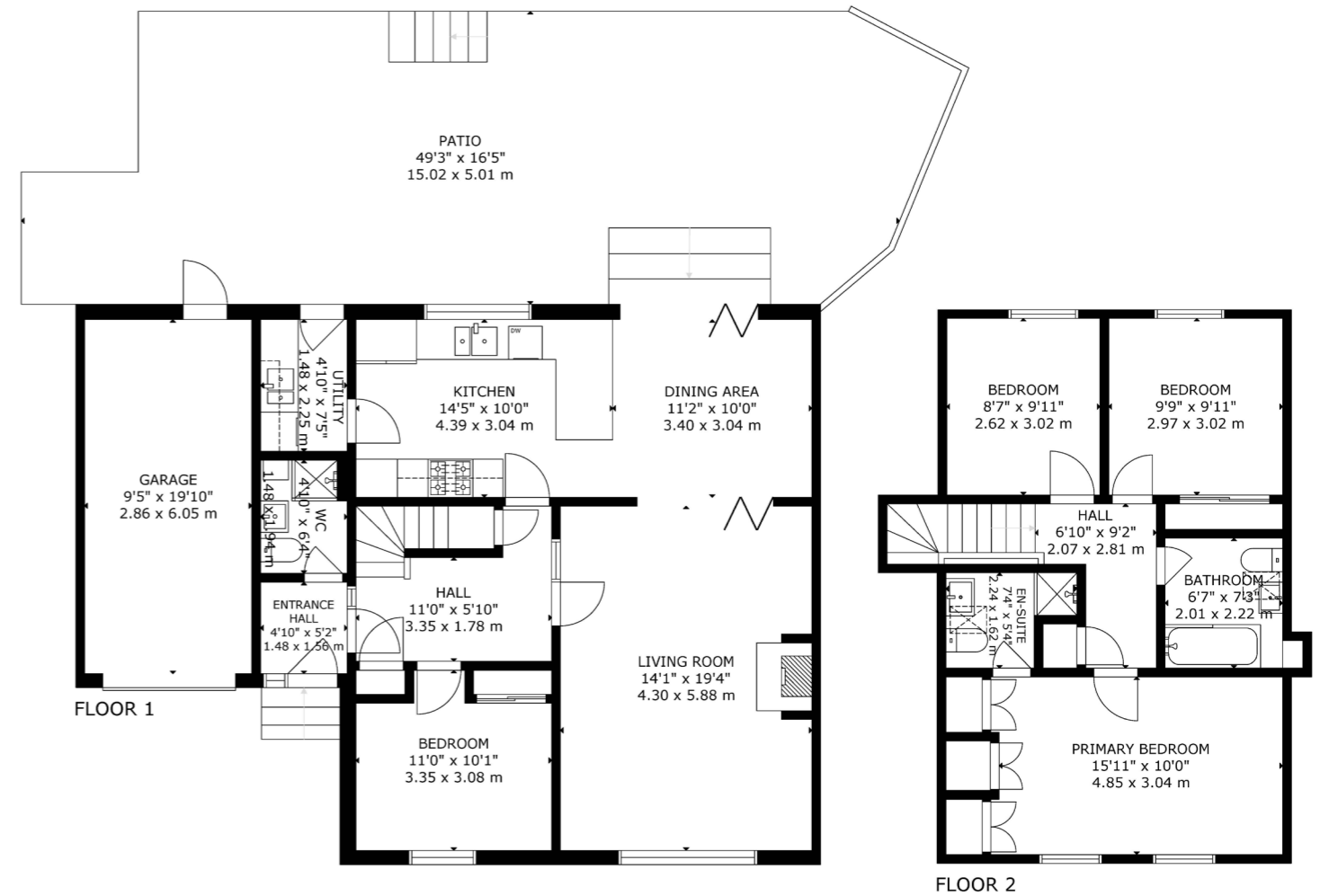
A charming modern detached villa upgraded to an exacting standard throughout to provide spacious and beautifully presented family accommodation. A recently installed stylish modern kitchen with integrated appliances is open plan to the family dining area with bifold doors to the gardens and folding glazed doors to the spacious lounge. This impressive public room has a large window to the front, timber flooring and a wood burning stove. The utility room is fitted to match the kitchen. There is modern sanitaryware in the downstairs shower room, ensuite shower room and family bathroom. The specification includes a gas fired central heating system, double glazing and a single garage.

The accommodation comprises of an entrance vestibule with entry to a modern shower room and an inner hallway with a stair to the upper floor and a cupboard below. The spacious lounge with feature fireplace and wood burning stove has folding doors to the impressive kitchen and dining area which has access and views to the rear garden. The modern utility room has space for laundry appliances and its own access to the garden. A ground floor fourth double bedroom has fitted wardrobes. On the upper floor the spacious main bedroom has bespoke fitted wardrobes along one wall and access to a modern shower room. There are two further upstairs bedrooms with countryside views, and a lovely modern bathroom.









Erskine is a popular town with good local shopping including The Bridgewater shopping centre. There is established local schooling including the newly built Park Mains Secondary School. Erskine has good road links to the Erskine Bridge, Glasgow airport and the M8 motorway network.

**BW2398** | Sat Nav: 16 Craigiehall Avenue, Erskine, PA8 7DB

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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