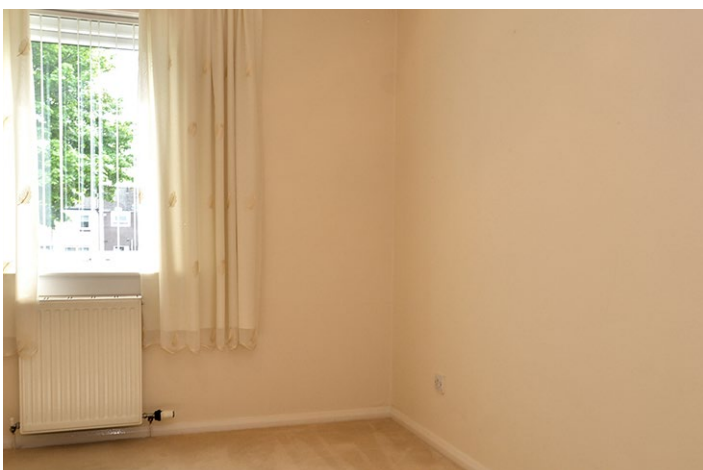




SOLICITORS & ESTATE AGENTS



**END TERRACE VILLA
1 PORTSOY, ERSKINE PA8 6EJ
Offers Over £147,500**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Generously proportioned END TERRACE VILLA occupying a corner position within this popular cul-de-sac nearby local shops and schooling etc.

The accommodation is formed over two levels and benefits from gas central heating and double glazing.

Decorative leaded double glazed and PVC front door onto reception hall with two deep storage cupboards, impressive near 18' lounge with dual aspects and twin French doors onto near 15' dining kitchen at present comprising floor and wall mounted veneer fronted units with complimentary work tops, integrated oven, hob and hood and varnished wood floor finish, fully tiled cloakroom/toilet comprising two piece suite.

First floor: large main bedroom with mirror wardrobes and enjoying tree lined aspects, two further double bedrooms, fabulous modern fitted shower room comprising three piece suite with wet wall panelling, tiled floor finish, chrome towel rail, ceiling lined in PVC with recessed downlights, there are two cupboards on the landing.

The property enjoys pleasant open aspects to both front and rear and set amidst larger gardens to front, side and rear. There is residents and visitor parking immediately adjacent.

EPC Rating

D

Measurements

<u>RECEPTION HALL</u>	<u>14'9 (4.49m) x 6'0 (1.83m)</u>
<u>LOUNGE</u>	<u>17'9 (5.40m) x 14'5 (4.40m)</u>
<u>KITCHEN</u>	<u>14'9 (4.49m) x 8'6 (2.59m)</u>
<u>CLOAKROOM/TOILET</u>	<u>5'4 (1.63m) x 2'9 (0.84m)</u>
<u>FIRST FLOOR</u>	
<u>BEDROOM ONE</u>	<u>14'9 (4.49m) x 9'0 (2.73m)</u>
<u>BEDROOM TWO</u>	<u>14'6 (4.43m) x 7'11 (2.42m)</u>
<u>BEDROOM THREE</u>	<u>11'5 (3.49m) x 9'7 (2.93m)</u>
<u>SHOWER ROOM</u>	<u>6'9 (2.06m) x 5'5 (1.65m)</u>



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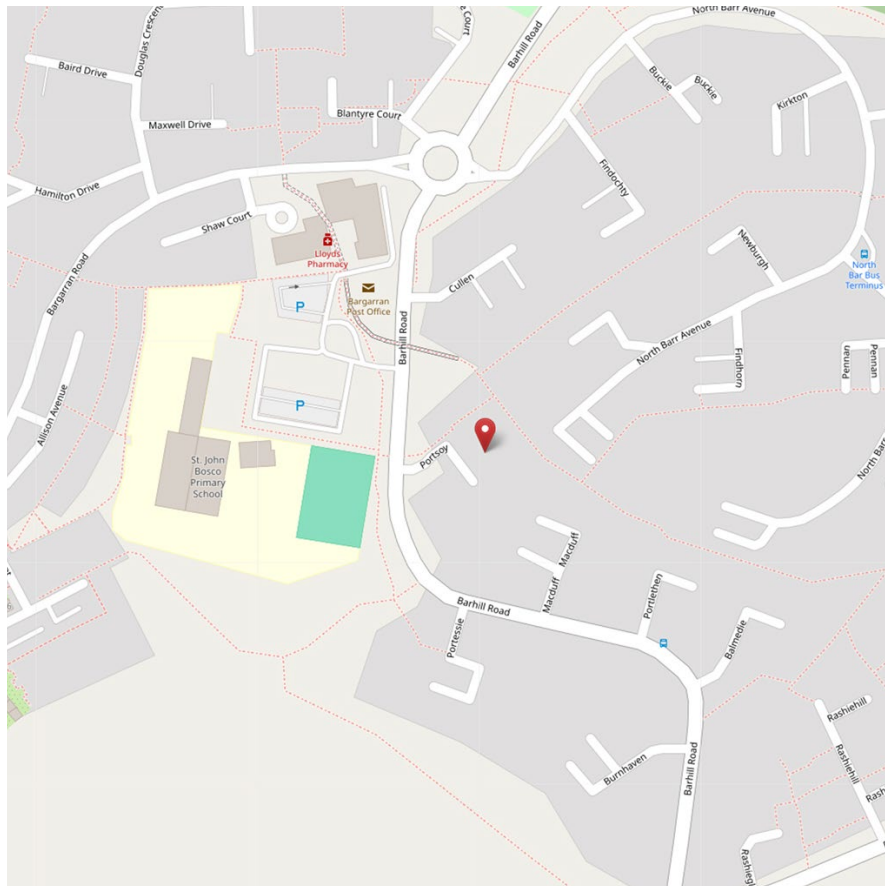
Travel Directions

Travelling south along Barhill Road continue straight ahead at the roundabout onto the continuation of Barhill Road (Bargarran Road on right), turning left onto Portsoy (St John Bosco Primary on right) and number 1 is the first house on left.

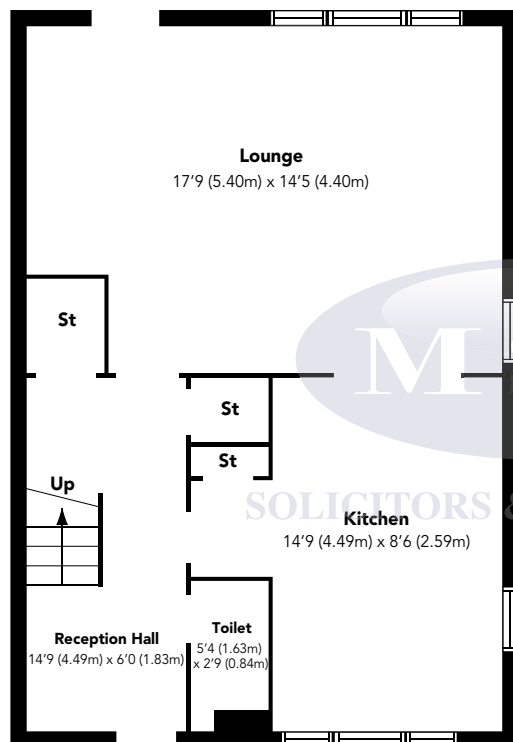
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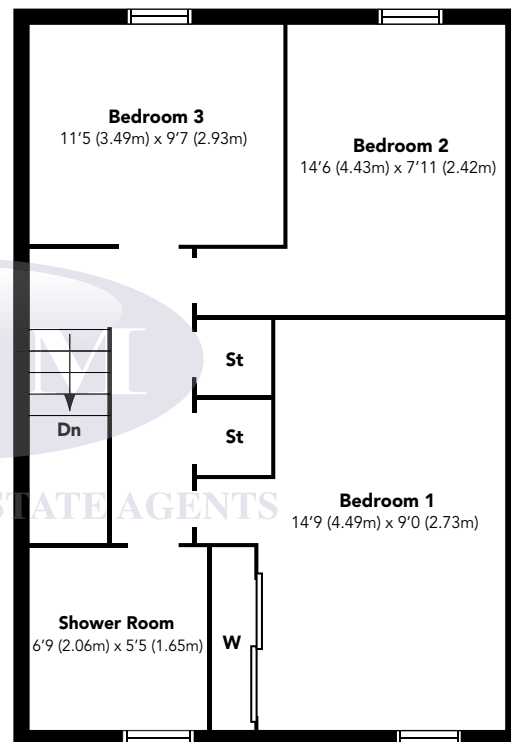
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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