



PROPERTY
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Newburgh
Erskine
PA8 6EG

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Offers Over £155,000

A spacious split level 3 bedroom Mid Terrace Villa located in the desirable North Barr area of Erskine.

The property itself has a render exterior beneath a sloping concrete tile roof and also benefits from a private garden at the year and some beautiful views from the upstairs lounge looking over the Erskine bridge and beyond onto the Kilpatrick Hills.

The front door opens to the the main entrance which is at street level and at the rear is a good sized garden which is enclosed by timber fence and consists of a chip stone area a a good sized patio which provides a nice sitting area. Garden is also stocked with mature shrubs and bushes.

Internally the accommodation is on three levels and extends to over 1100 sq ft which makes this a most comfortable size family property. This particular house has been in the same ownership for many decades and is now at a stage where there is some modernisation required although it offers the buyer plenty potential to create an excellent home.

The accommodation comprises, on the entrance level, a spacious hallway with two excellent storage cupboards and a small cloakroom/WC and at the far end of the hallway is the main bathroom with three-piece suite comprising panel bath wash hand basin and WC.



Home Report Valuation £160,000

www.packdetails.com

Council Tax Band C

EPC Rating D



Stairs from here lead down to a large dining size kitchen which is finished with a range of floor and wall mounted storage units incorporating built in appliances with ample worktop surface area and window overlooking the garden with door leading directly to the garden itself. There is also a walk-in storage cupboard at the far side of the kitchen.

From here the hallway leads to two double bedrooms both with windows overlooking the garden.



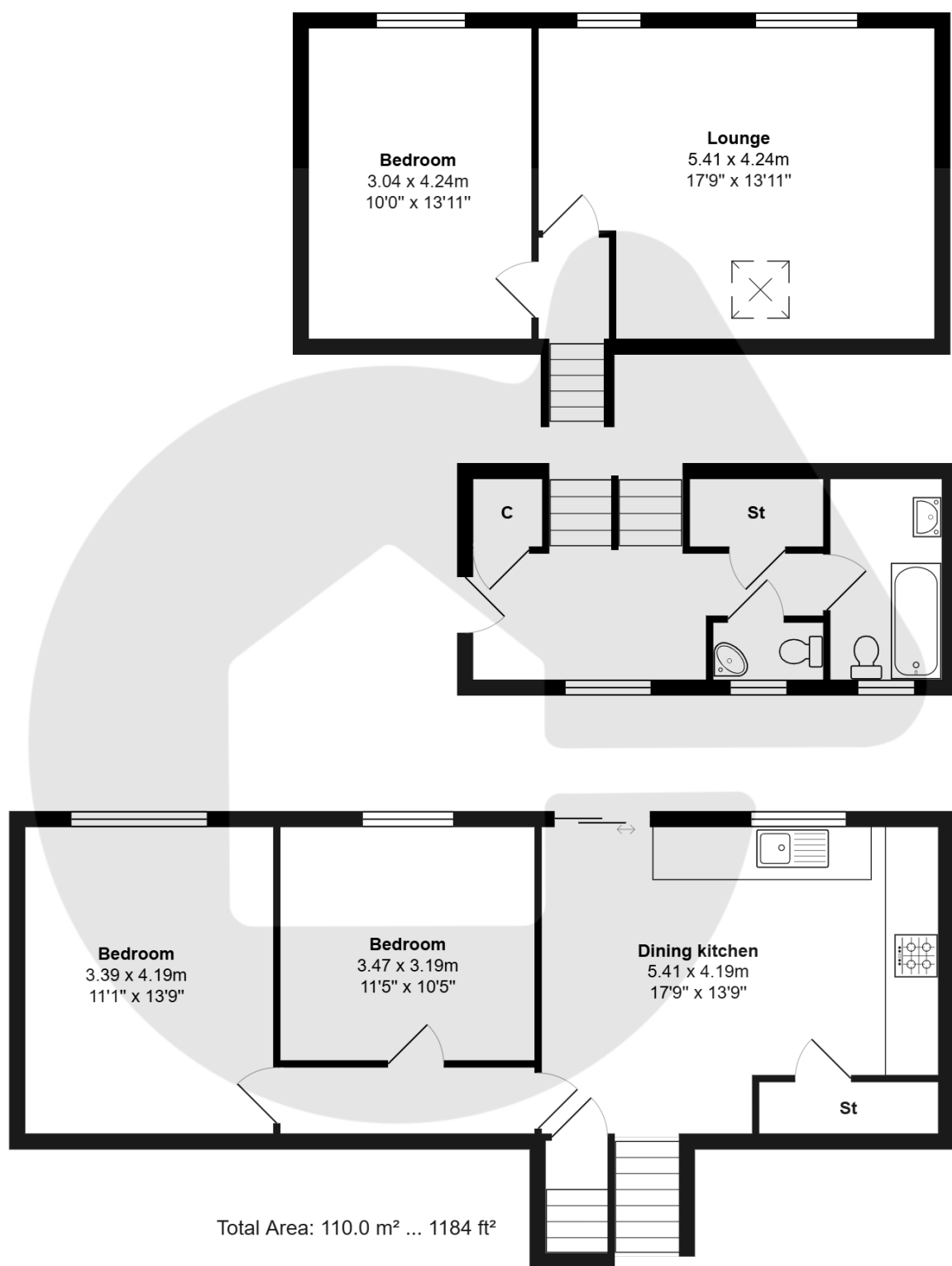
Back to the main hallway and there is a staircase which leads up to the top level where there is a large double bedroom and also the main living space which has two windows of the year providing an excellent open outlook.

The property further benefits from gas central heating and double glazing.



Vendor Comments

This has been a lovely property and is such a nice location close to amenities and really handy for access to motorway network.



All measurements are approximate and for display purposes only

Location

Erskine offers primary and secondary schooling, good public transport facilities and local shopping, including Morrisons superstore and Aldi. The neighbouring countryside caters for a wide range of activities and there is great access to the nearby Braehead shopping centre and the M8 motorway network.





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