



**cochrandickie**  
ESTATE AGENCY

**12** Trovaig,  
Erskine PA8 7EP

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Erskine PA8 7EP

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Number Twelve Trovaig is situated in the ever popular estate of East Freelands, and is an exceptionally presented semi detached villa, freshly decorated and beautifully appointed throughout.

Upon entering the property, the welcoming reception hallway leads to a ground floor WC and the front facing lounge that has double doors that leads to the open plan dining kitchen. The modern kitchen has quality wall and base units with integrated appliances including oven, hob & extractor hood. A set of sliding patio doors give access to a conservatory that in turn has a door to the low maintenance garden.

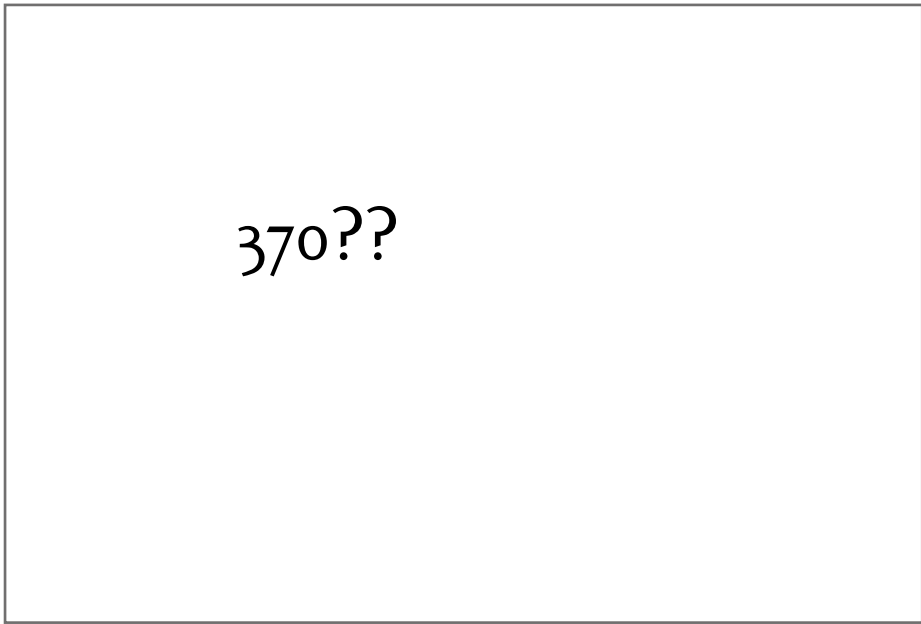
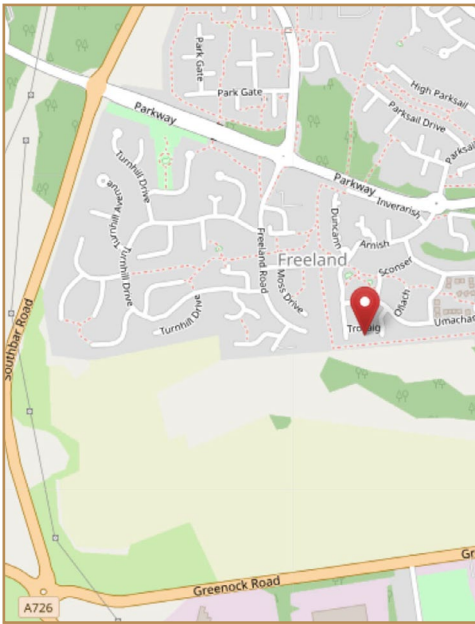
On the first floor there are three well-proportioned bedrooms, the principal with an upgraded en-suite shower room and built-in fitted wardrobes. Bedroom two also benefits from built-in wardrobes. Completing the accommodation is the fully tiled house bathroom.

Externally to the front is a monobloc driveway. To the rear is a stone chipped easy to maintain garden with corner deck area all bordered by timber fencing.

The specification for this beautiful home also includes gas central heating and double glazing throughout.

The town of Erskine offers primary and secondary schooling, good public transport facilities and local shopping, including Morrison's superstore and Aldi's. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. There is good access to the Braehead shopping centre and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport which provides access to destinations further afield.





EPC rating  
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Office  
Paisley

**disclaimer**  
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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.



Floorplans are indicative only - not to scale  
Produced by Plushplans

## Our Offices

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