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ESTATE AGENCY

40 Inchbrae,
Gilchrist Gardens, Erskine PA8 7DZ

www.cochrandickie.co.uk



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Set in the very desirable Gilchrist Gardens Development by CALA homes is this stunning 'Allan' style mid terraced villa beautifully presented internally and with the added benefit of a level garden to the rear that isn't overlooked and beautiful open aspects to the front.

Number Forty has upgraded Amtico flooring and ceramic tiling to complete the look of this stunning starter home within this exclusive development.

The front facing lounge has a storage cupboard and is open plan with the stairwell. The lovely dining kitchen has ample space for a dining table. The kitchen is as you would expect from such a new build has integrated appliances that include oven, hob, extractor hood, fridge freezer, washer dryer and dishwasher. There is also

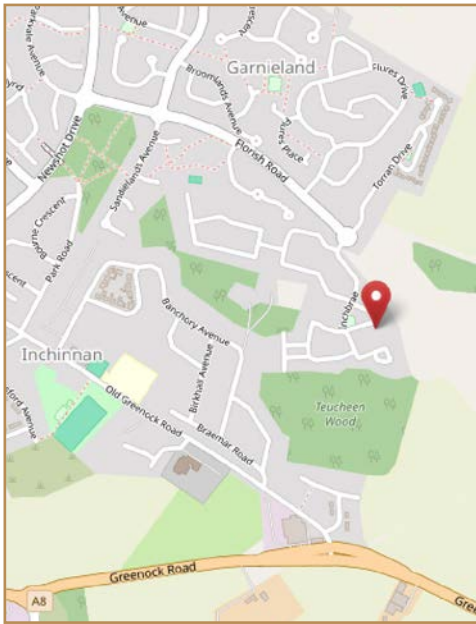
a set of French doors leading directly to the rear garden. Off the kitchen is the cloakroom with WC and wash hand basin.

On the first floor there are three bedrooms, (each with built in fitted wardrobes) and the house bathroom that has part tiled walls and a plumbed in shower over the bath.

To the front there is two allocated parking spaces and a small section of stone chipped area overlooking the open space. The rear garden is a determining feature with patio and lawn garden all bordered by timber fencing and the added benefit of gate access to visitors parking.

The specification includes gas central heating, solar panels & double glazing.





EPC rating

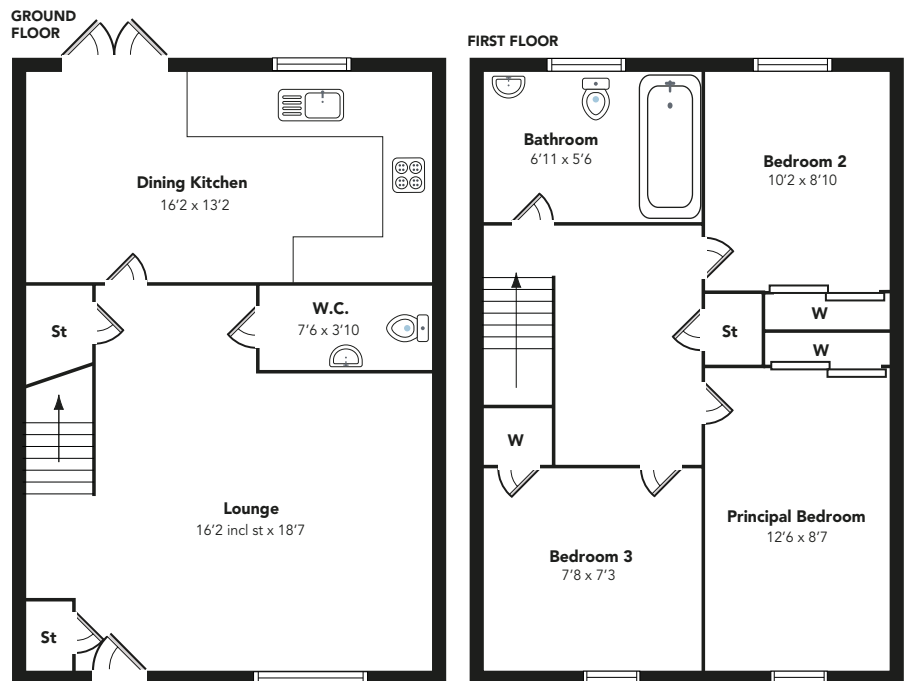
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disclaimer

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

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