



OFFERS OVER

£340,000

Garnie Avenue

Erskine, PA8 7BE

PROPERTY SUMMARY

A Home of Distinction - Exceptional Four-Bedroom Detached Family Villa with Conservatory.

Occupying an enviable position within one of the area's most sought-after residential developments, this exceptional four-bedroom detached villa with conservatory has been thoughtfully upgraded to deliver stylish, contemporary family living of the highest standard. Combining generous proportions with elegant interiors, quality finishes and beautifully maintained south-westerly facing gardens, this outstanding home offers the perfect balance of sophistication, comfort and practicality.

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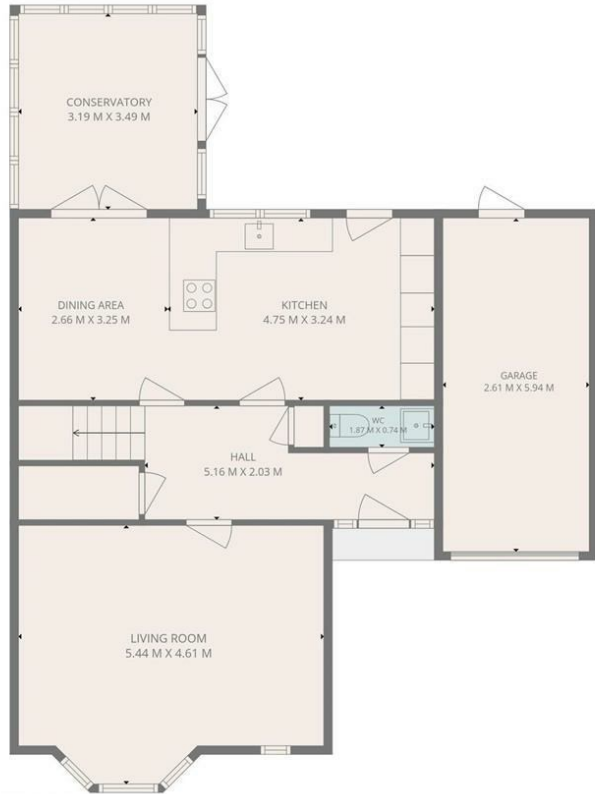
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1ST FLOOR



2ND FLOOR

LOCAL AUTHORITY

Renfrewshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL: 136 m2
 1st floor: 74 m2, 2nd floor: 62 m2
 EXCLUDED AREAS: GARAGE: 16 m2, PORCH: 1 m2, WALLS: 13 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
 PROPERTY

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