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Burngill Place
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GSPC
PROPERTY
GSPC REF : 238619

Cockburn
& Co.
Solicitors
Bridge Of Weir

**32 MAINS WOOD,
ERSKINE,
PA8 7JW.**

OFFERS AROUND £115,000



Excellent opportunity to purchase this good sized three bed roomed mid terraced villa with off street parking for two cars in sought after residential area. The property benefits from gas central heating and double glazing. The property is ideally situated a short walk from The Bridgewater Shopping Centre and Park Mains High School. Viewing is highly recommended.

ACCOMMODATION

Comprises lounge, dining kitchen, 3 double bedrooms, bathroom and downstairs cloakroom.

ENTRANCE

Enter through UPVC door into lower hallway. Laminate flooring. Carpeted stairs to upper hallway. Two built in cupboards. Door access to lounge, dining kitchen and downstairs wc with white 2 piece suite.

LOUNGE 17'9" x 14'4"

Good sized lounge with patio doors to rear garden. Fitted carpet.

KITCHEN 14'10" x 8'5"

Good sized dining kitchen with an ample array of wall and floor standing units with space for dining. Integral washer drier and dishwasher included in sale price.

UPPER LANDING

Door access to bedrooms and bathroom. Built in shelved cupboard. Access to loft.

BEDROOM 1 14'8" x 8'10"

Good sized double room with outlook to front. Built in mirrored wardrobes. Laminate flooring.

BEDROOM 2 14'6" x 7'7"

Double room with outlook to rear. Laminate flooring.

BEDROOM 3 11'4" x 9'11"

Double room with outlook to rear. Laminate flooring.

BATHROOM 5'5" x 5'10"

Tiled bathroom with white 3 piece suite. Triton mixer shower over bath with glass shower screen. Opaque window to front.

GARDEN

Easily maintained garden area with good sized patio area for al fresco dining. Raised garden bed with an array of evergreen shrubs. Timber fencing.

PARKING

Off street parking to front with space for 1/2 cars.

EPC

D Rating

DIRECTIONS

Travel on the A726 following signs for The Bridgewater Shopping Centre, with the Shopping Centre on your left proceed along and take the second turning on right into Mains Drive and then first left into Mains Wood continue along and number 32 can be found on the right hand side.

ENTRY

By negotiation.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,
Burngill Place, Main Street, Bridge of Weir.
Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. 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.

