



## 3 Park Bank, Erskine, PA8 7HD

Offers over £164,995



\*\*CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 21/5 AT 12.00PM\*\* Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached home to market. Located within the highly sought after Erskine area, this property is sure to appeal to a variety of purchasers.



## Property Information

Welcome to No. 3 Park Bank, situated within the highly sought-after Erskine area. This splendid THREE-bedroom mid-terraced home benefits from generous dimensions throughout creating an ideal family home.

To the front of the property an easily maintained garden space and ample on street parking is available. A modern uPVC door leads into the welcoming reception hallway which leads to most rooms within the property. The neutrally decorated lounge is the perfect space for relaxation, with patio door access to the garden, this room is overflowing with natural sunlight. A room has been partitioned off to the rear of the lounge, currently utilised as a bedroom but flexible for a variety of uses such as home office, playroom etc. The modern fitted kitchen hosts an array of wall and base mounted units paired with laminate worktops, creating a modern and efficient workspace. Integrated appliances include a gas hob, oven, extractor fan and fridge-freezer with adequate space available for a free-standing dishwasher and washing machine. With space for dining and a large window overlooking the front garden, this is a truly lovely space. Completing this floor is a cloakroom with vanity unit and W.C.

On the upper level, there are three generously proportioned bedrooms all of which can accommodate a double bed. Good storage facilities are available within the hallway and partially floored loft area which also boasts a fixed ladder for easy access. Completing this property, is a modern shower room which comprises of a shower cubicle with electric shower, vanity unit and W.C.

The garden is situated to the side of the property and benefits from a substantial storage shed, designed to be low maintenance, creating a safe environment for children and pets alike.

Ideally situated within a short distance of sought after early learning centres and primary/secondary schooling, this property is sure to also appeal to families with children of various ages. A host of other local amenities are close by, including Braehead Shopping Centre and Glasgow Airport, as are Bishopston train station and main bus services, providing transport links to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

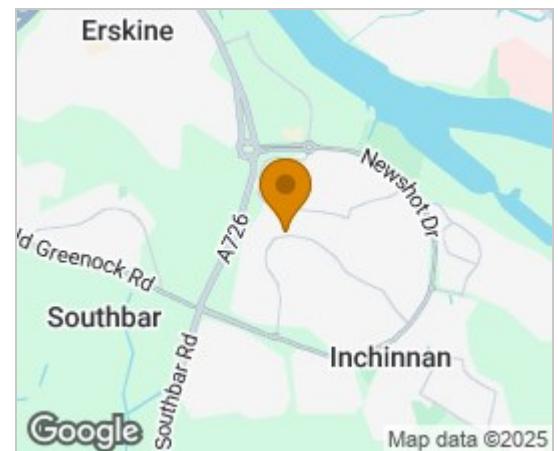
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 4.39m x 3.02m  
Kitchen/Dining - 4.51m x 3.57m  
Bedroom One - 4.51m x 3.42m  
Bedroom Two - 4.39m x 3.00m  
Bedroom Three - 3.46m x 3.00m  
Boxroom - 3.40m x 2.19m  
Shower Room - 2.57m x 1.58m  
W.C. - 1.99m x 0.83m

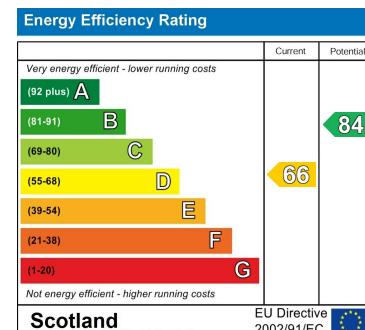
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.