

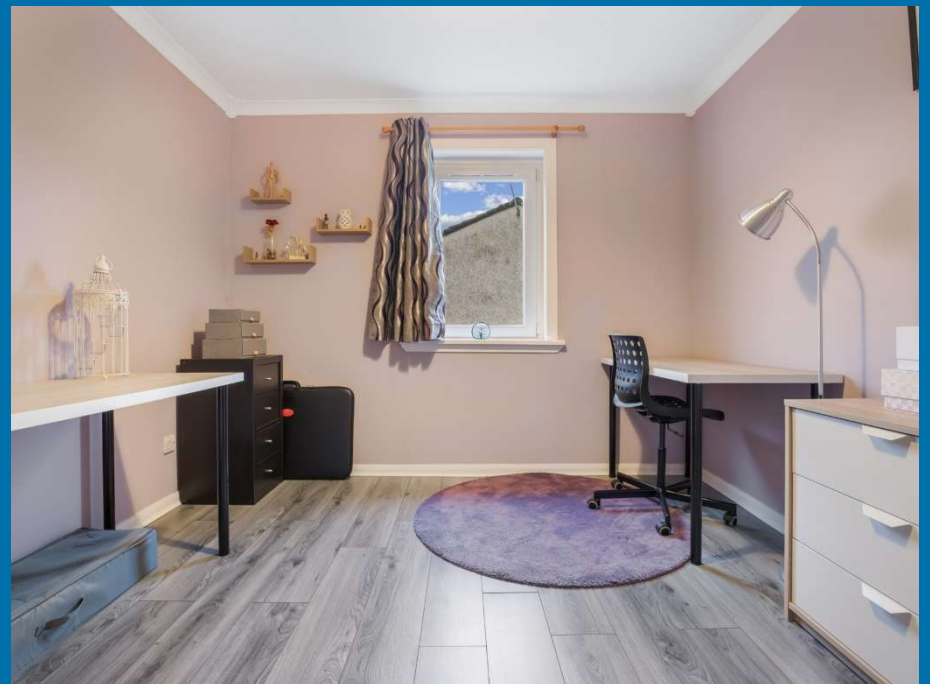


For Sale | 30 Portessie, Erskine, PA8 6DR



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH





3 Bedrooms | 1 Public Room | 2 Bathrooms

Emmerson Homes are delighted to welcome to the market this well presented Mid Terrace Villa, tucked away in the popular Portessie area of Erskine. The property offers the perfect blend of space, comfort and convenience.

Step into a welcoming hallway with handy under stairs storage and a downstairs WC, leading you into a bright modern dining kitchen to the front of the home. To the rear, the spacious lounge with dining area is filled with natural light and opens directly onto the garden - ideal for family gatherings or simply relaxing on summer evenings.

On the upper level there are three good sized bedrooms. Finally, the four piece family bathroom which consists a wet room shower, bath, WC and WHB. There is further storage available with two cupboards and in the loft which is accessed via the upper hallway.

This property benefits from Solar panels, double glazing, gas central heating, front and rear gardens for children to play or for enjoying the outdoors in privacy.

Set within a friendly neighbourhood, the home is within easy reach of local shops, well regarded schools and excellent transport links, making it a great choice for families and commuters alike.

This would be an excellent purchase due to its popular residential locale. Viewing is highly advised to fully appreciate.

Renfrewshire Council, Tax Band C.

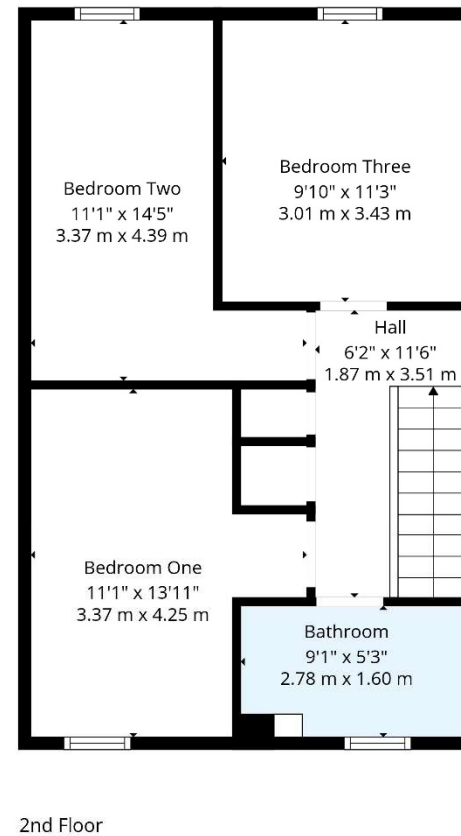
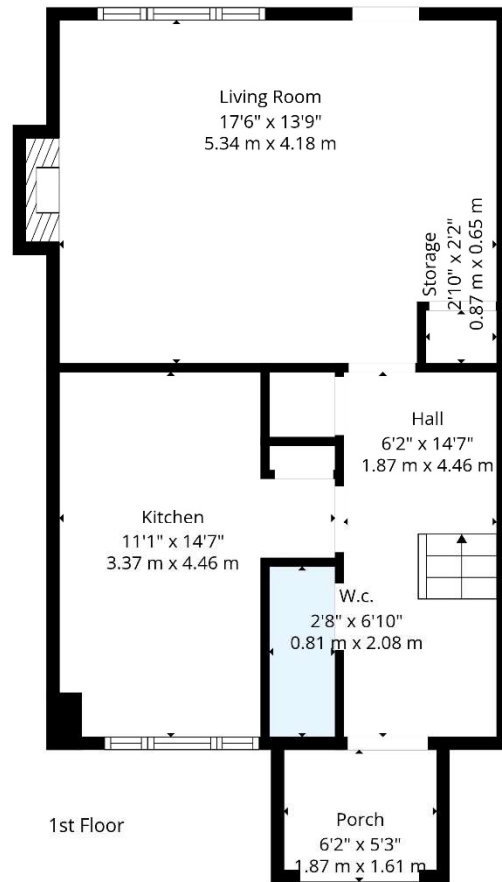
EPC Rating

Portessie is close to the main Bridgewater shopping centre where you will find Morrisons, Aldi, doctors, dentist and other various shops. There is also a swimming pool and leisure centre. Bargarran and St John Bosco primary schools are within a short walk and the main secondary school Park Mains is minutes away. Public transport is frequent taking you to Paisley, Renfrew, Braehead and Glasgow. The M8 Motorway is within easy reach of the property which allows for quick access to Glasgow, Paisley and Greenock. The Erskine Bridge gives access to Clydebank, Dumbarton and the north.

We are your local estate agents based in Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





TOTAL: 1000 sq. ft, 93 m2
 1st floor: 498 sq. ft, 46 m2, 2nd floor: 502 sq. ft, 47 m2
 EXCLUDED AREAS: PORCH: 33 sq. ft, 3 m2, STORAGE: 6 sq. ft, 1 m2, FIREPLACE: 7 sq. ft, 1 m2,
 WALLS: 97 sq. ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

