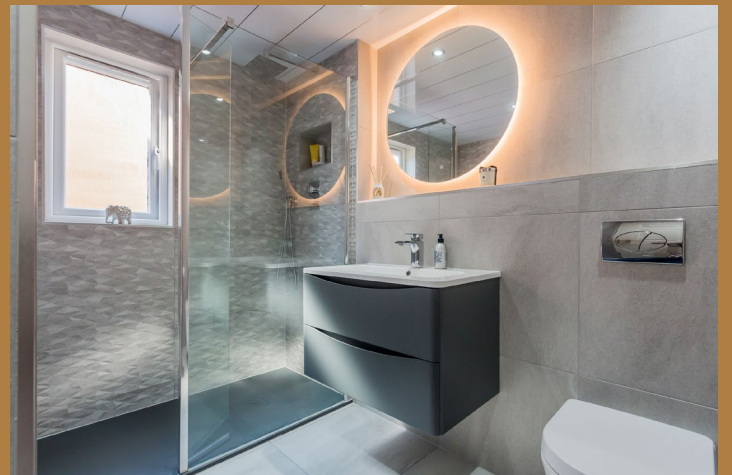




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**1** Arnish,  
Paisley PA2 7BF

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# 1 Arnish, Erskine PA8 7EL

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Number One Arnish is a beautifully presented modern detached villa set in a much admired Erskine address. The property has been architecturally re-modelled by its current owners and has generous, flexible accommodation over two levels.

There is a welcoming reception hallway which accesses the lower apartments, has a stairwell leading to the upper level and a ground floor WC.

The lounge is at the rear of the property and is an immaculate room with a gas fire and box bay window with patio doors leading to the rear garden.

Particular attention should be drawn to the family dining kitchen which has been remodelled to offer space for a family to cook, dine and socialise. This space is a fabulous 28' long with bay window to the front with a door leading to the side elevation.

On the upper level there are four double bedrooms and a contemporary family bathroom. Each of the bedrooms have built in wardrobes and the

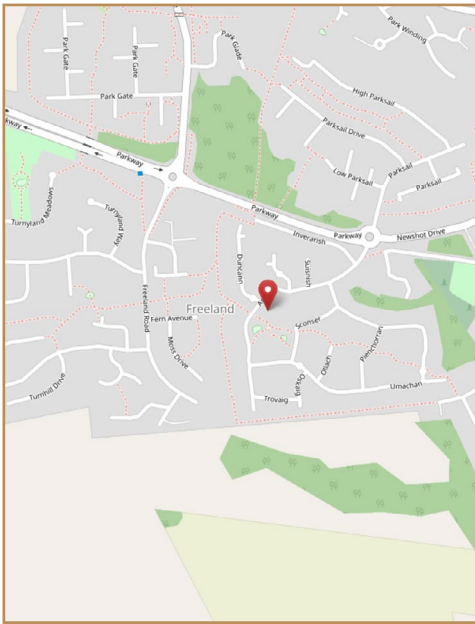
principal bedroom benefits from an en-suite shower room.

The family bathroom completes the accommodation. The bathroom is tiled and has a four piece suite comprising bath, wash hand basin, WC and separate shower cubicle.

Externally there is a low maintenance rear garden with patio area and artificial grassed area all bordered by timber fencing. The double monobloc driveway provides off street parking and gives access to the integral single garage.

Erskine itself offers primary and secondary schooling, good public transport facilities and local shopping, including the Morrison's superstore and Aldi. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. There is good access to the Braehead shopping centre and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland.





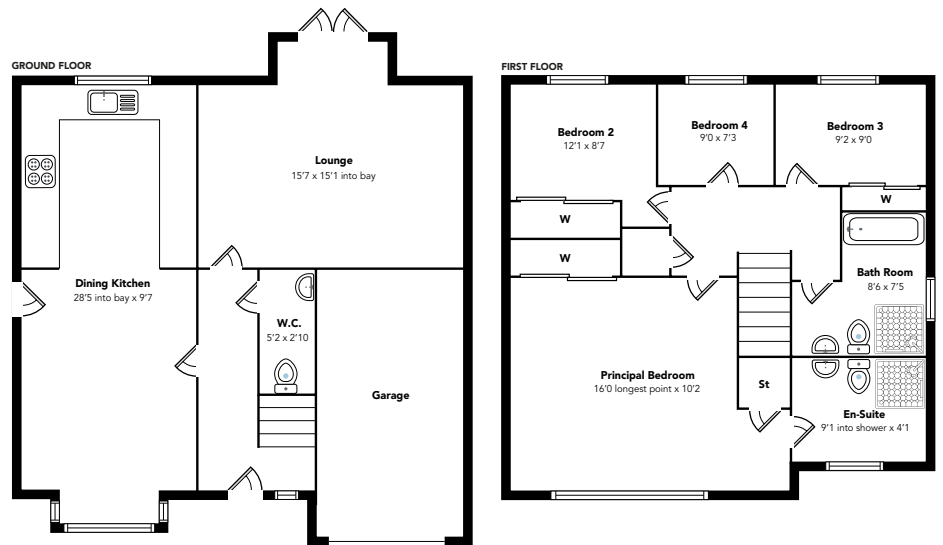
EPC rating

C

Office  
Bridge of Weir

**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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