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ESTATE AGENCY

23 Garnie Avenue,  
Erskine PA8 7BE

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# 23 Garnie Avenue, Erskine PA8 7BE

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23 Garnie Avenue is a beautiful semi detached villa in this popular part of Erskine and this particular house is in exceptional condition. The house has been upgraded and tastefully decorated by the current owners and provides stylish accommodation over two levels.

The welcoming reception hallway invites you into the property and has access to the lounge and kitchen as well as two store cupboards. You immediately notice the finish of the property from the oak internal doors and the good quality flooring and this type of specification continues throughout the house. The lounge is at the front of the property and is an effortlessly elegant room with windows to the front allowing in natural light. The super sleek dining kitchen is at the rear of the house and has plenty of space to dine and an ideal kitchen for whipping up culinary delights. The kitchen includes an electric hob, extractor fan, double oven, washing machine and a fridge. There are also French doors from the dining area to the garden and a breakfast bar for a more casual

eating area. Attached at the back of the kitchen there is a quaint conservatory providing another seating area with outlooks over the garden.

On the upper level there are three bedrooms and a family bathroom. All the bedrooms have fitted wardrobes with the main bedroom having a double set. This room also enjoys a stunning en suite shower room which is tiled and has access to a drying cupboard which has a radiator and is a great storage space. Completing the accommodation is the luxurious three piece bathroom which has a free standing tub, WC, wash hand basin and an illuminated mirror.

The back garden is easy to maintain as it has an artificial grass lawn and patio areas which are ideal to sit and enjoy the weather. There is also a timber shed which is perfect for garden tool storage.





#### EPC rating

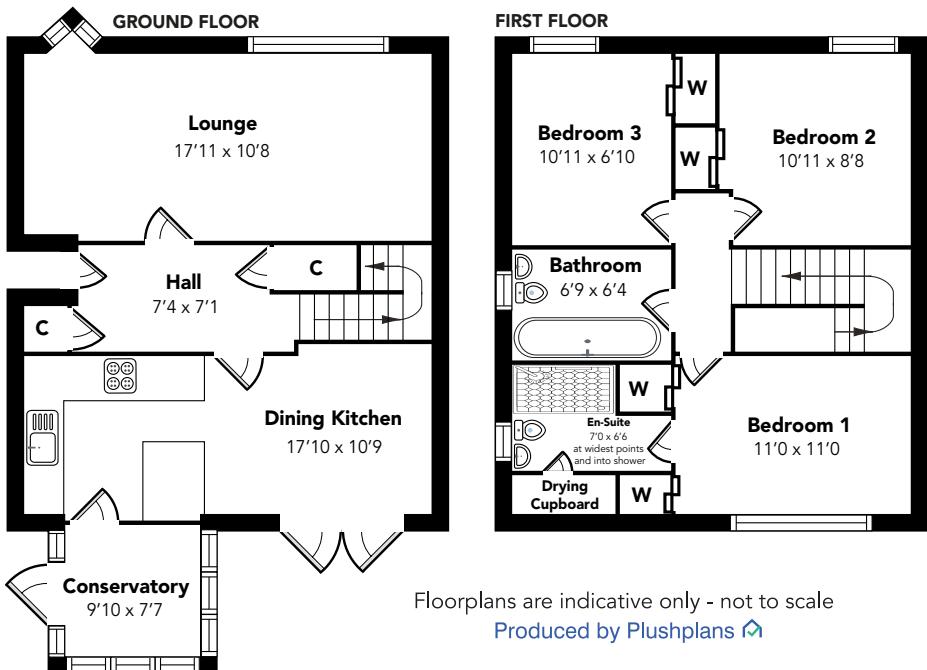
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#### Office

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.



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