



cochrandickie  
ESTATE AGENCY

14 Newburgh,  
Erskine PA8 6EG

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Erskine PA8 6EG

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This fantastically positioned end terraced villa is located in a popular location in Erskine offering flexible open plan accommodation.

The entrance hallway has a utility cupboard and gives access to the house bathroom which has a corner Jacuzzi/Spa bath, WC and wash hand basin.

The carpeted stairwell leads to both the upper and lower levels. On the upper there are three double bedrooms with a storage cupboard off the hallway.

On the lower level there is the fabulous open plan dining sized lounge with ample wall & base units in the kitchen with integrated oven, hob and extractor hood. A set of French doors

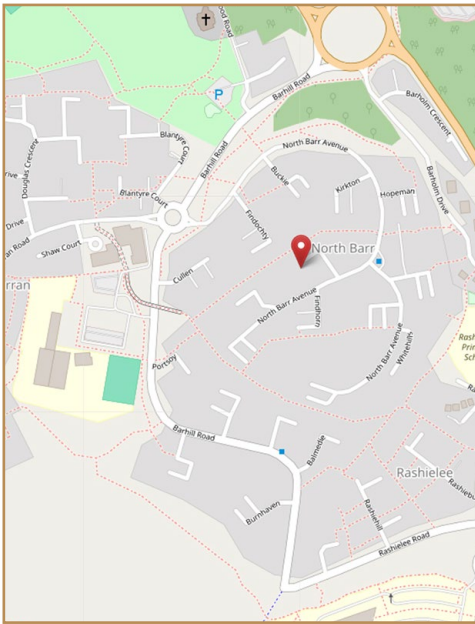
lead to the well maintained and easy to maintain rear garden with its artificial grass and fantastic space for casual dining. A stone chipped area and gate to the rear complete the garden.

The property benefits from gas central heating and double glazing.

Erskine 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

E

Office

Bridge of Weir

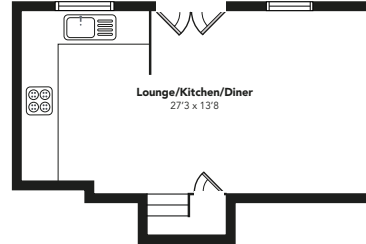
**Disclaimer**

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.

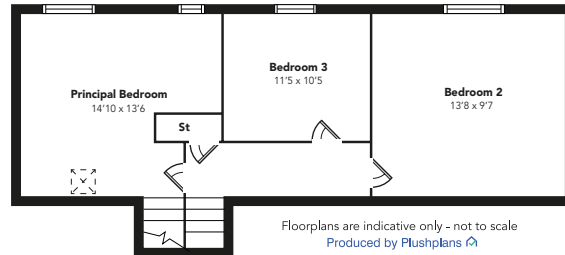
ENTRANCE FLOOR



LOWER FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

## Our Offices

21 Moss Street, Paisley PA1 1BX  
t. 0141 840 6555  
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
bridgeofweir@cochrandickie.co.uk

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



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