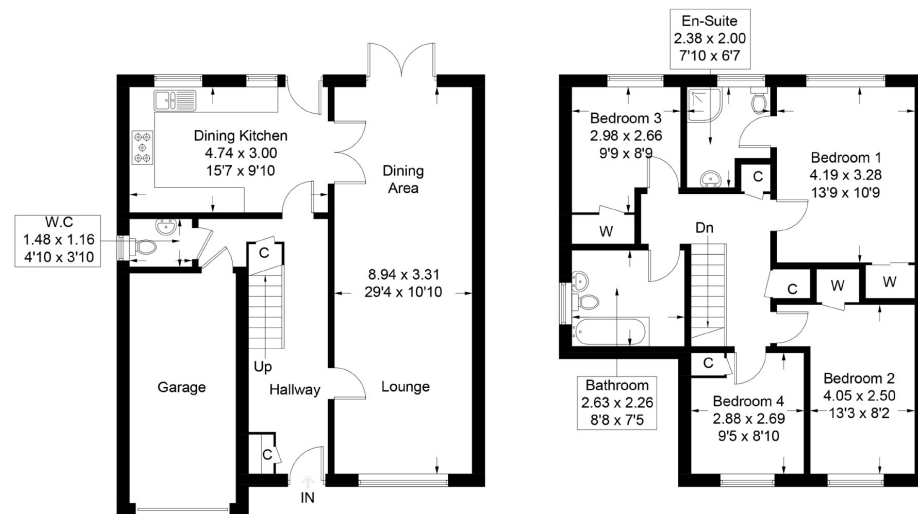


### 36 Parkinch, Erskine

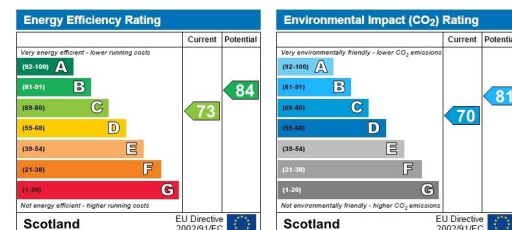
Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft  
(Excluding Garage)



Ground Floor

First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID 533801)



### DIRECTIONS

Entering Erskine form the South via Southbar Road turn right onto Parkway at the roundabout. Go straight through the next two roundabouts. Turn left onto Park Drive. Parkinch is on the left. Turn left and left again. Number 36 is then on the left.

### VIEWING

Strictly by appointment with the selling agents, by calling 0141 886 5678

### OFFERS

All offers should be submitted to  
10 Canal Street  
Renfrew  
Renfrewshire  
PA4 8QD  
Telephone: 0141 886 5678  
Fax: 0141 886 7327



## 36 Parkinch Erskine | PA8 7HZ



estateagency@walkerlaird.co.uk

walkerlaird.co.uk

walker laird  
solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
0141 886 5678  
fax: 0141 886 7327

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.

walker laird  
solicitors and estate agents





36 Parkinch is a modern Detached Villa built by Cala Homes in this exclusive cul de sac in Erskine. The immaculate accommodation has been maintained to a high standard by the current owner and is presented to the market in walk in condition. The well appointed family home is formed over two levels with an integral garage and set within manicured gardens.

The lower level comprises: welcoming Hallway, generous dual aspect Lounge/Dining Room featuring french doors, a stylish Dining Kitchen incorporating an integrated fridge freezer, five ring gas hob, oven and extractor hood. There is also a useful downstairs Cloakroom W.C.

The upper level extends to: four Bedrooms, all with a variety of fitted storage, Master En-Suite and Family Bathroom which is tiled with a white suite and fitted vanity furniture.

There are a range of quality modern floor coverings and fittings throughout the property. This excellent family home is presented in fresh neutral tones. The specification includes; gas central heating and double glazing.

A mono-bloc driveway at front leads to the integral garage. The garage can be accessed from the hallway also. The back garden is mainly laid to lawn, but also features an area of paving.

Parkinch is positioned in a quiet pocket of Erskine within easy reach of local amenities at the nearby Bridgewater Shops. Erskine itself offers a wide variety of amenities including shops, public transport links and local schooling at both primary and secondary levels. Intu Braehead, Glasgow Airport and Glasgow City Centre are all easily accessible via the nearby M8 Network.

Internal inspection is a must to fully appreciate the quality of accommodation on offer.

## 36 Parkinch Erskine | PA8 7HZ

