

DIRECTIONS

From the Erskine exit of the M8 turn right onto the A726 and continue straight to the Barrholm Roundabout. Take the fourth exit onto Barhill Road and continue to the next roundabout. Take the third exit onto Bargarran Road. At the end of the road turn left onto Sempill Avenue. Number 52 is 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



52 Sempill Avenue, Erskine

Approximate Gross Internal Area
86.7 sq m / 923 sq ft

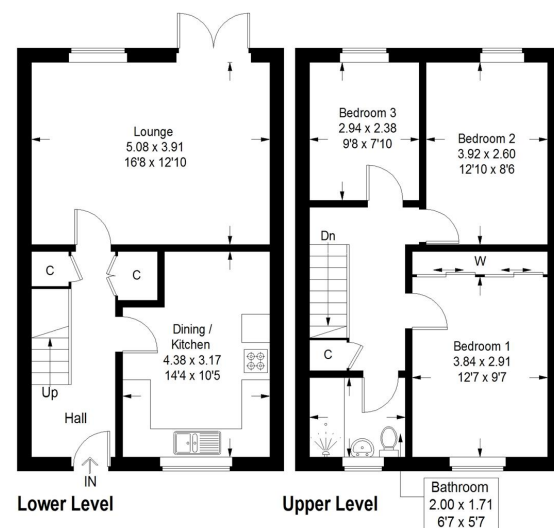
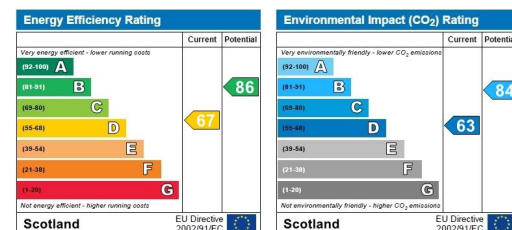


Illustration for identification purposes only, measurements are approximate, not to scale. (ID655877)

52 Sempill Avenue Erskine | PA8 6DQ



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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.



52 Sempill Avenue is a well appointed Mid Terrace Villa located in the Bargarran area of Erskine. This family home is formed over two levels and has a good size garden to the rear. The property is set back from the street in a popular cul de sac.

The accommodation comprises of: Hallway, rear facing Lounge complete with French doors, Dining Kitchen incorporating a variety of wall and base units and a tiled splash-back, three good size Bedrooms, Bedroom one with fitted mirror wardrobes, and a tiled Bathroom featuring a white fitted suite and mains shower.

There is freshly laid good quality carpets in the hallway, lounge, stairs and upper landing. Further benefits include gas central heating and double glazing.

To the back the enclosed garden is a surprisingly good size and is mainly laid to lawn. There is also a slabbed area at the patio doors.

Erskine itself offers a variety of amenities including retail, leisure, public transport links and schooling at both primary and secondary levels. Bargarran shops are within walking distance from the property. Braehead Shopping Centre and Xscape Leisure Complex are also within easy reach and offer a wider variety of retail and leisure activities. The M8 Network is nearby providing access to Glasgow City Centre and further afield.

Viewing is recommended.

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