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8 Garnie Avenue,
Erskine PA8 7BE

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This immaculately presented detached villa is situated in a quiet cul de sac setting in the ever popular Garnielands area of Erskine. The property has been modernised and extended creating a lovely family home with internal accommodation of 140 sqm or there by.

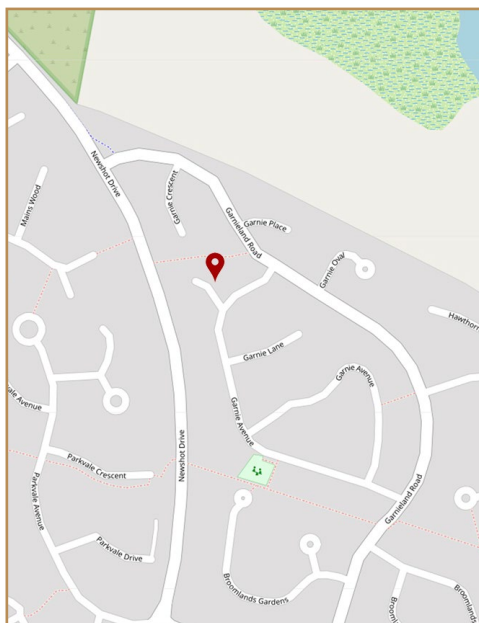
A covered entrance gives access to the front door formation and reception hallway. The front facing lounge has a bay window lounge with feature fireplace and living flame gas fire with double door access to the hallway. The hallway has two storage cupboards and leads to the modern kitchen with utility off, separate dining room that in turn leads to the conservatory overlooking the rear garden.

On the upper level there are four bedrooms and the house bathroom. The principal bedroom has double mirrored wardrobes, en suite shower room and a separate storage cupboard. Each of the other bedrooms also have mirrored wardrobes with the second bedroom a fantastic 24' long.

The specification includes gas central heating and double glazing.

Externally there is a monobloc driveway leading to the single integral garage with electric up & over door. To the side and rear there are two patio areas, shed and a timber deck all bordered by timber fencing.





EPC rating

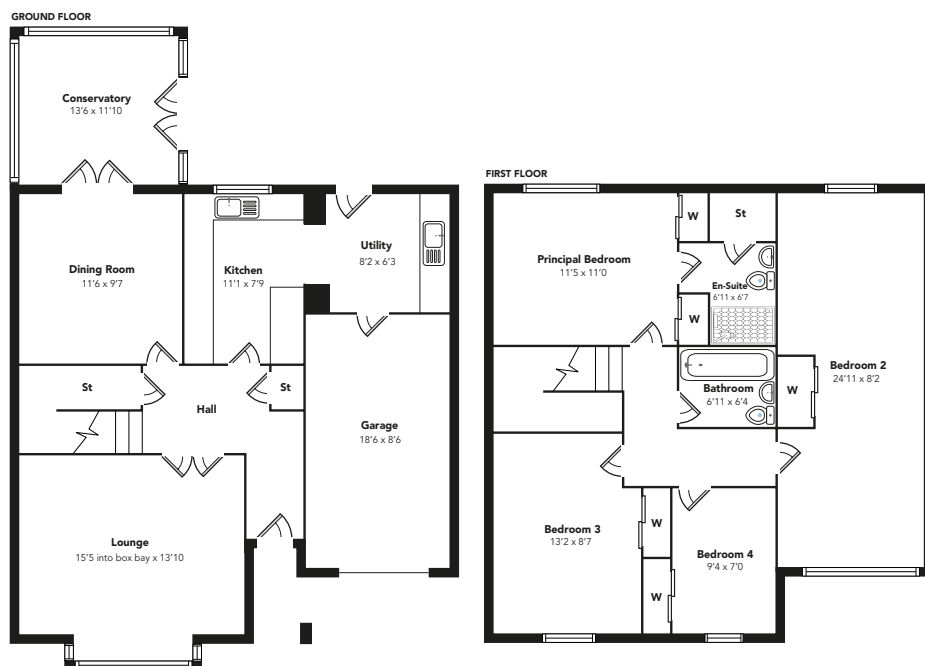
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Bridge of Weir

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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