

# 76 Holms Crescent

ERSKINE, RENFREWSHIRE, PA8 6DL



*A bright and airy three-bedroom split-level villa in a popular pocket of Erskine.*



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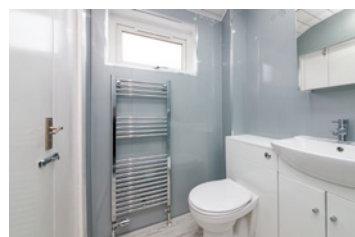
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We are delighted to bring to the market this spacious three-bedroom mid-terraced villa formed over three levels - which would be the perfect acquisition for a variety of purchasers. The villa has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside discerning purchasers will be greeted with a first-class specification.

## THE ENTRANCE & SHOWER ROOM



A hallway entrance allows access to all apartments on the ground floor level where you will find a fully modernised shower room and a well-proportioned bedroom. There is also a large storage cupboard on this level.

# BEDROOM 1





On the lower ground floor you will find a fitted kitchen with a range of floor and wall-mounted units with a contemporary worksurface - creating a fashionable and efficient workspace. There is the added bonus of recess space for a breakfast table and chairs. An additional bedroom is situated on this level and offers a range of furniture configurations and space for additional free-standing furniture if required.

## THE KITCHEN



# BEDROOM 2





Journeying up to the first-floor level, you will discover the formal lounge, which is flooded with natural light from the picture window and the 'skylight' and also boasts a pleasant outlook. This zone will be the perfect ambience to unwind in after a hard day. A further bright and airy well-appointed bedroom is pleasantly positioned on this level. The property is very versatile and each room can be utilised or transferred to meet each individual purchaser(s) needs and requirements.

## THE LOUNGE



# BEDROOM 3



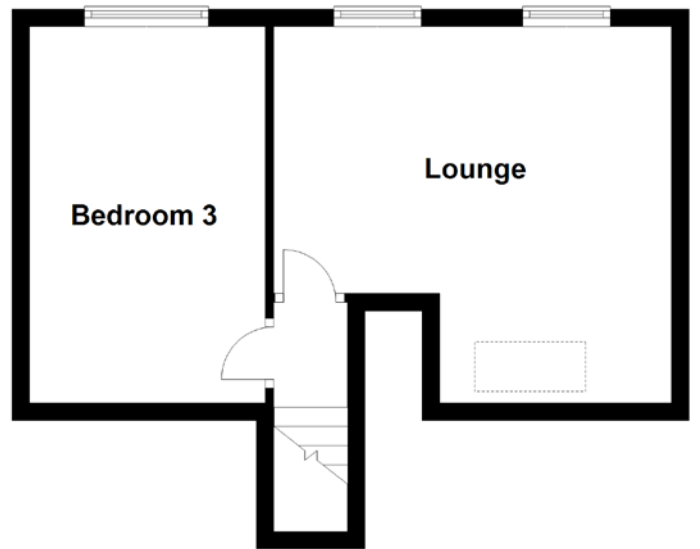
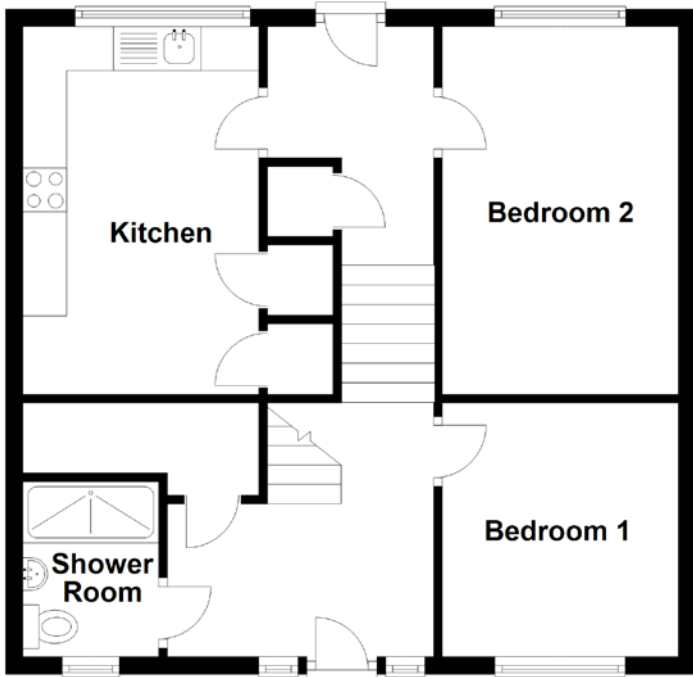
The property has a well-maintained rear garden which is fully enclosed and provides a safe environment for children and pets. Gas central heating and double glazing are provided throughout to provide a warm, yet cost-effective way of living all year round.

## EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



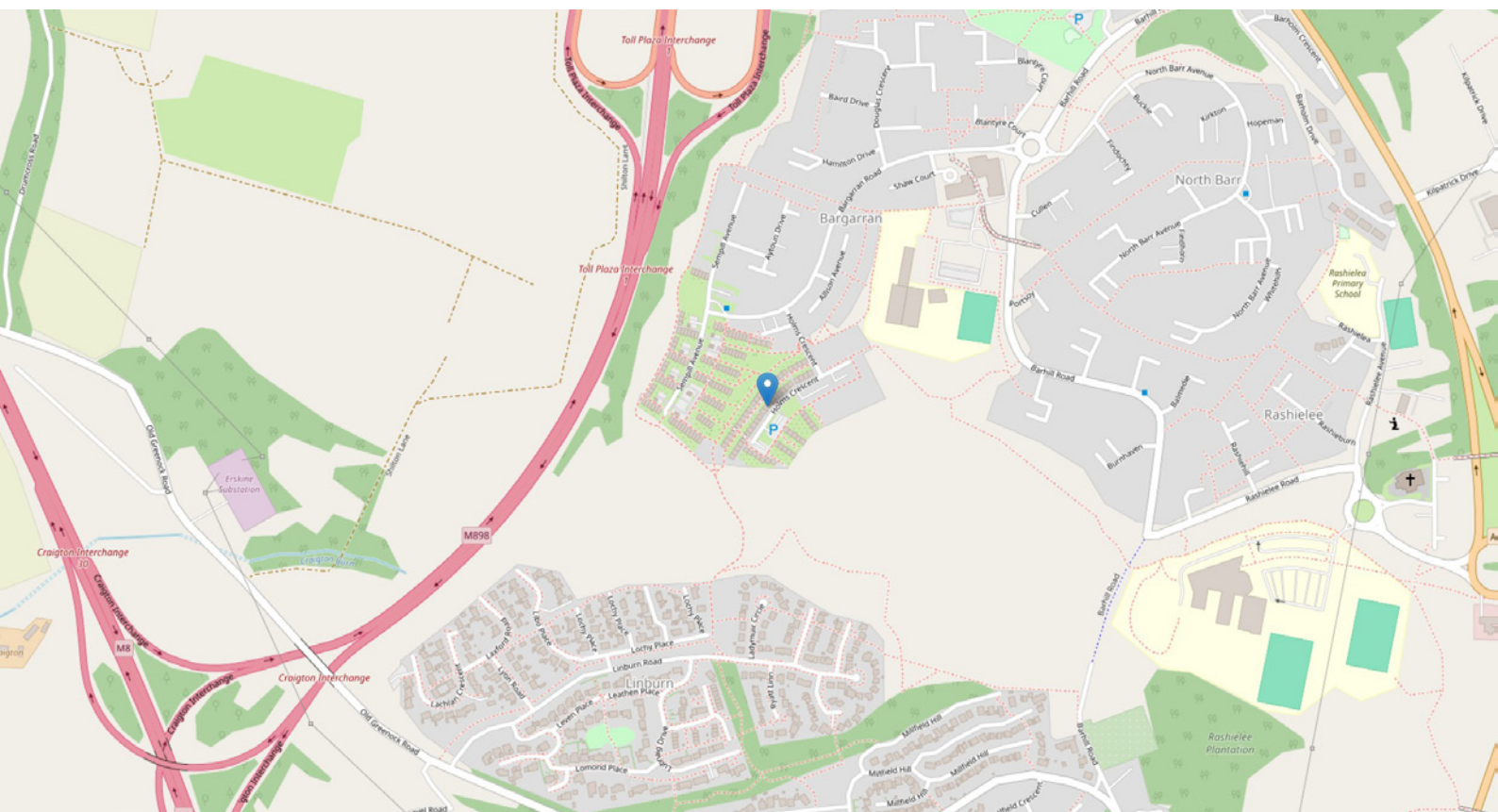
Approximate Dimensions  
(Taken from the widest point)

Shower Room	2.00m (6'7") x 1.55m (5'1")
Bedroom 1	2.90m (9'6") x 2.70m (8'10")
Kitchen	4.20m (13'9") x 2.70m (8'10")
Bedroom 2	4.20m (13'9") x 2.70m (8'10")

Lounge	4.55m (14'11") x 4.30m (14'1")
Bedroom 3	4.30m (14'1") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: D

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

This fantastic property is situated in a popular pocket of Erskine and is within close proximity of the Clyde and is conveniently located in a quiet and established area, which is ideal for a wide range of local amenities, including Bridgewater shopping centre, Post Office, doctors, swimming pool and leisure centre. Excellent primary schools are close by, with secondary schooling also available a short distance away.





Erskine and the surrounding area cater for a wide range of sport/leisure activities, including fishing, golf, tennis, and equestrian pursuits. The Marr Hall Hotel is situated close by and offers superb leisure, spa and golfing activities. The Erskine Golf Club boasts stunning views and is also close to the property. Equestrian pursuits can also be found at Ingleston in Bishopton where the facilities are second to none as well as a fine restaurant.

Holms Crescent positioned for commuters, the M898 links to the M8 motorway, which then allows access to Glasgow International Airport, Braehead Retail Park, Glasgow city centre (within 20/25 minutes) and all other destinations including North Ayrshire via the A737(Howwood By-pass) Alternatively, crossing the Erskine Bridge provides access North of the river to Dumbarton, Helensburgh and the West End of Glasgow.



  
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