

# 100 Mains Hill

ERSKINE, RENFREWSHIRE, PA8 7JE



*A TASTEFULLY DECORATED FOUR/  
FIVE BEDROOM FAMILY HOME*



0141 404 5474



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



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to bring to the market this striking four/five property, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. 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.

**100 Mains Hill**

A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located to the rear of the property and a set of doors invite you into the rear garden. The kitchen has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances. An added bonus is the separate dining room/fifth bedroom also located on this level and can be transformed to meet each purchaser's needs and requirements. A useful shower room completes the accommodation on this level.









Journeying up to the first-floor level, the crisp and contemporary styling continues. You will discover a further four bright and airy bedrooms. All rooms have space for additional free-standing furniture if required. A contemporary four-piece family bathroom suite completes the impressive accommodation internally.





**Bedroom 2**





**Bedroom 3**



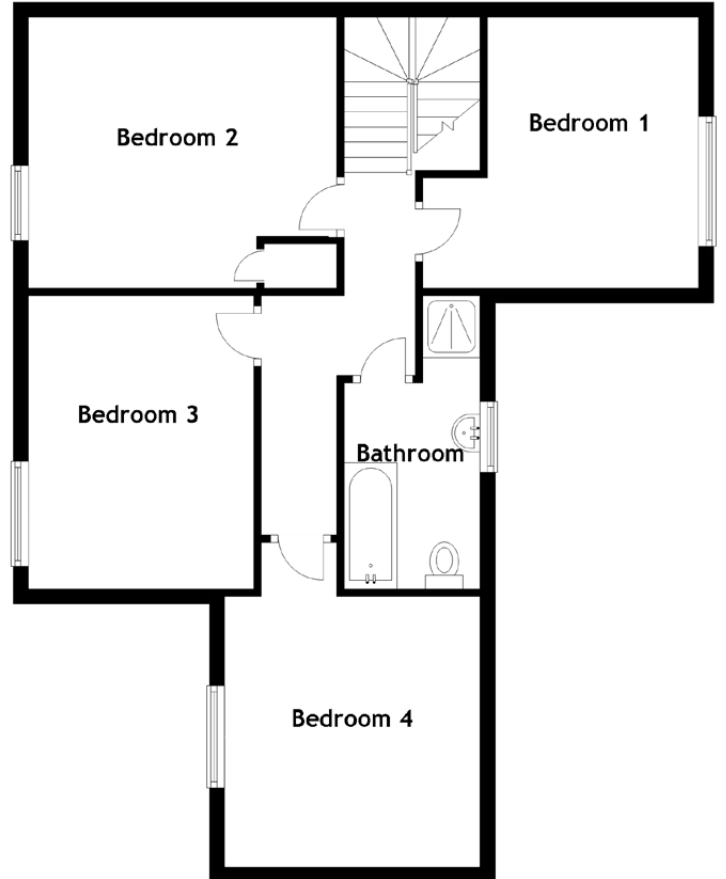
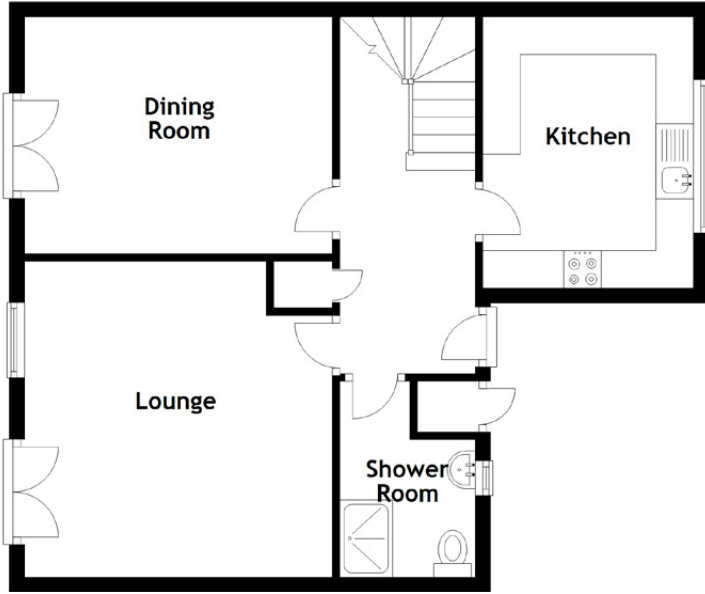




**Bedroom 4**







**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Dining Room	4.10m (13'5") x 3.15m (10'4")
Shower Room	2.60m (8'7") x 1.80m (5'11")
Bedroom 1	3.85m (12'8") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Bedroom 4	3.60m (11'10") x 3.40m (11'2")
Bathroom	3.90m (12'10") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 121m<sup>2</sup>

EPC Rating: D



Externally the property has an enclosed rear garden, providing a safe environment for children. The rear garden is a real sun trap in the summer months. External insulation rendering, solar panels, gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.





---

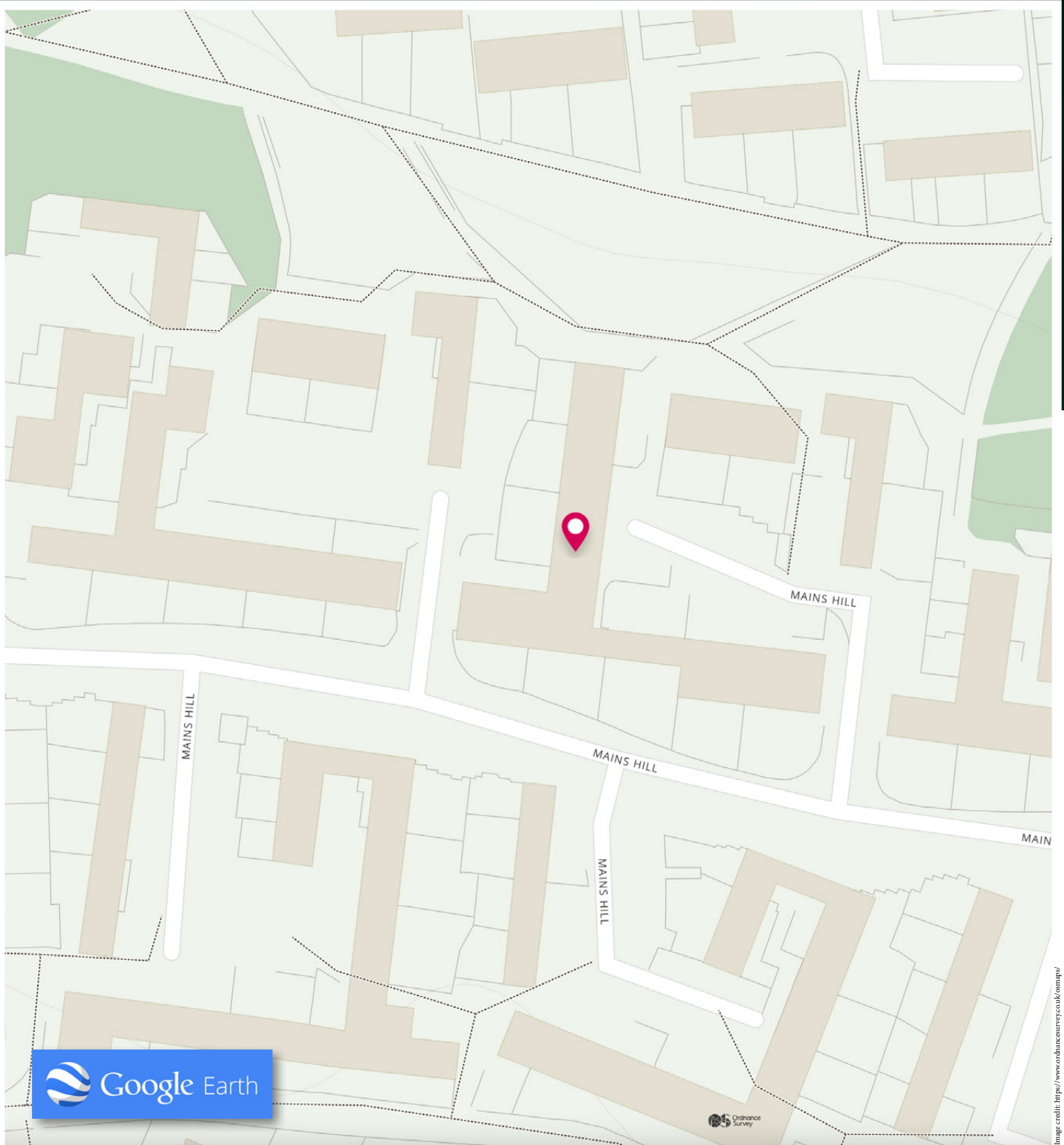
This fantastic property is situated in a popular pocket of Erskine and is within close proximity of the Clyde and is conveniently located in a quiet and established area, which is ideal for a wide range of local amenities, including Bridgewater shopping centre, Post Office, doctors, swimming pool and 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.

Mains Hill is also well 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.

---

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

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

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**DIANE KERR**  
Area Manager



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.