

Lower Erskine

MANSE BRAE, LOCHGILPHEAD, PA31 8QZ



Deceptively spacious, 4-bedroom traditional home located close to the town centre but with a degree of privacy. Spread out all on one level of a stone-built villa



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Deceptively spacious traditional home located close to the town centre but with a degree of privacy. Spread out all on the one level of a stone-built villa. Lower Erskine is a 4-bedroom lower conversion with the added bonus of a garage, in a desirable 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 all on one level, 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.

THE LOUNGE



The property is in need of some upgrading and modernisation, however, it is perfect for those looking to put their own stamp on their new home. A welcoming hallway leads to all apartments. The formal lounge is flooded with natural light and would be the perfect ambience to unwind in after a hard day.

THE KITCHEN



The dining kitchen has been fitted to include a good range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace.





The four well-appointed bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The shower room completes the accommodation internally.

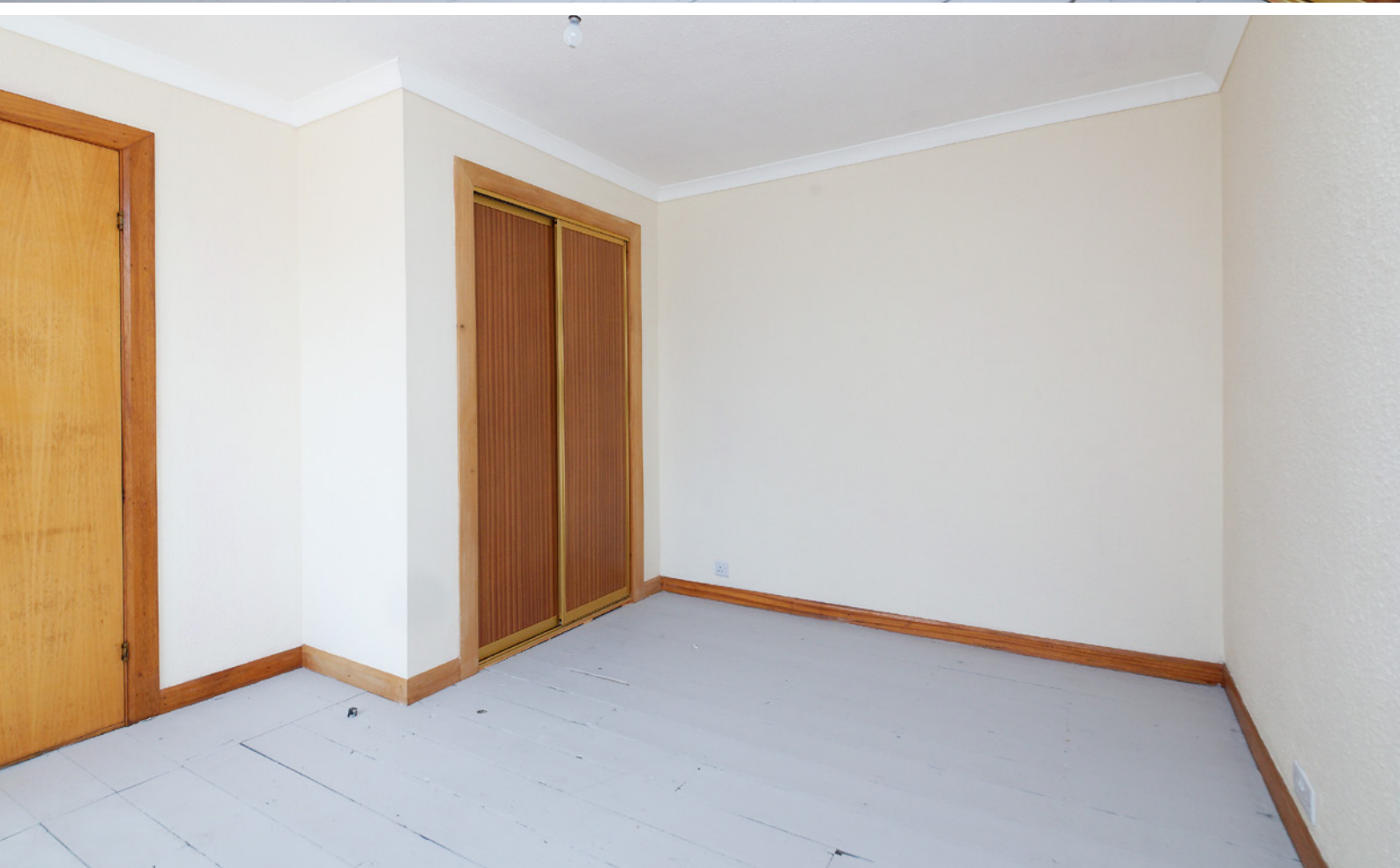
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Externally the property has private garden grounds and a garage. Many an evening will be spent in the rear garden enjoying the peace and quiet.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

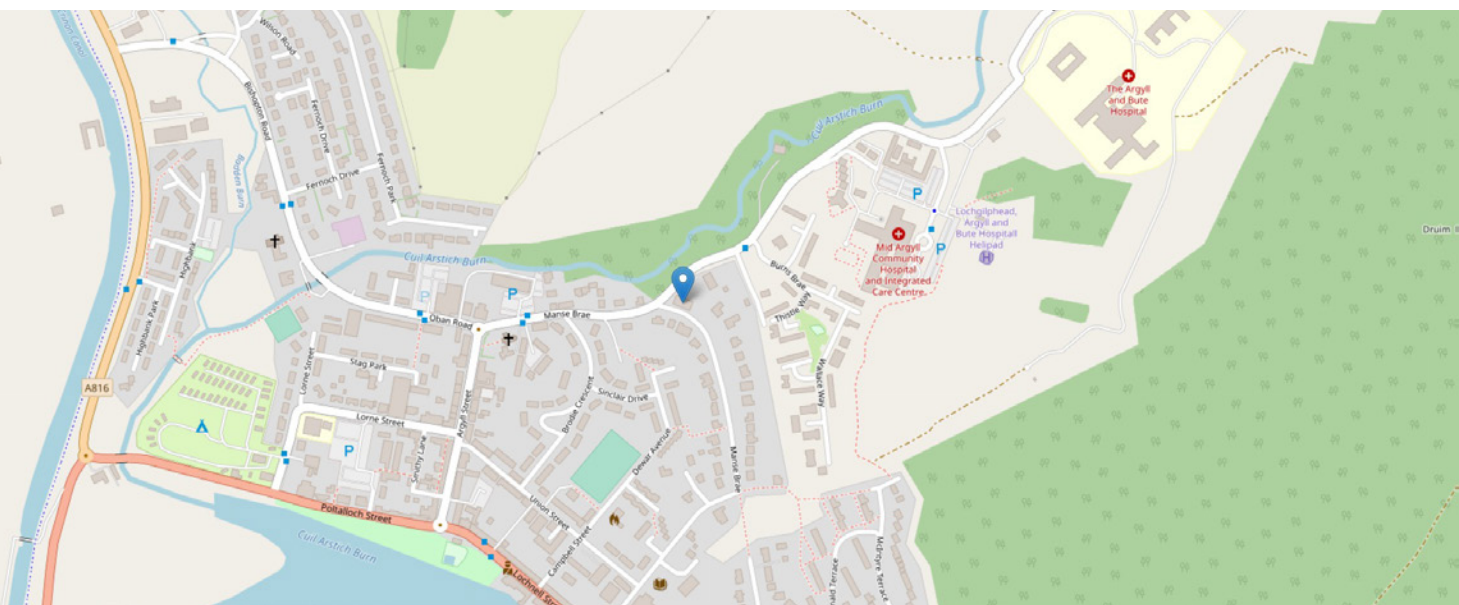


Approximate Dimensions (Taken from the widest point)

Lounge	5.15m (16'11") x 4.10m (13'6")
Kitchen/Diner	6.55m (21'6") x 4.50m (14'9")
Bedroom 1	4.70m (15'5") x 4.25m (13'11")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")

Bedroom 3	4.80m (15'9") x 4.60m (15'1")
Bedroom 4	3.50m (11'6") x 3.50m (11'6")
Shower Room	3.00m (9'10") x 2.30m (7'6")

Gross internal floor area (m²): 159m²
EPC Rating: E



THE LOCATION

The charming town of Lochgilphead, set amongst some of the finest views and countryside the West of Scotland has to offer. This is a great place to both live and work and harks back to a time of slower more peaceful lifestyles, we would all like to experience again.





There is a better quality of living to be had here, even the sea air brings a freshness to the day, not experienced in more built-up areas. There are good schools here and plenty of local shopping. For more involved shopping, a return day trip in Glasgow is easily attainable by car.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
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.