



Broomhill Crescent, Erskine, PA8

Offers Over £185,000

| 3 Bed | 2 Bath | 1 Reception

New door
Estate Agent

Offers Over £185,000

Freehold

- Three-bedroom semi-detached home offering spacious family accommodation
- Bright lounge facing the front, open plan to dining room
- Two double bedrooms and an excellent single on the upper floor
- Garage and parking to the rear

• Entrance hall with large storage cupboard and convenient WC

- Dual aspect windows providing excellent natural light
- South-facing rear garden backing onto open green space
- Convenient location close to local schools and shops

EPC Rating C

Council Tax Band D

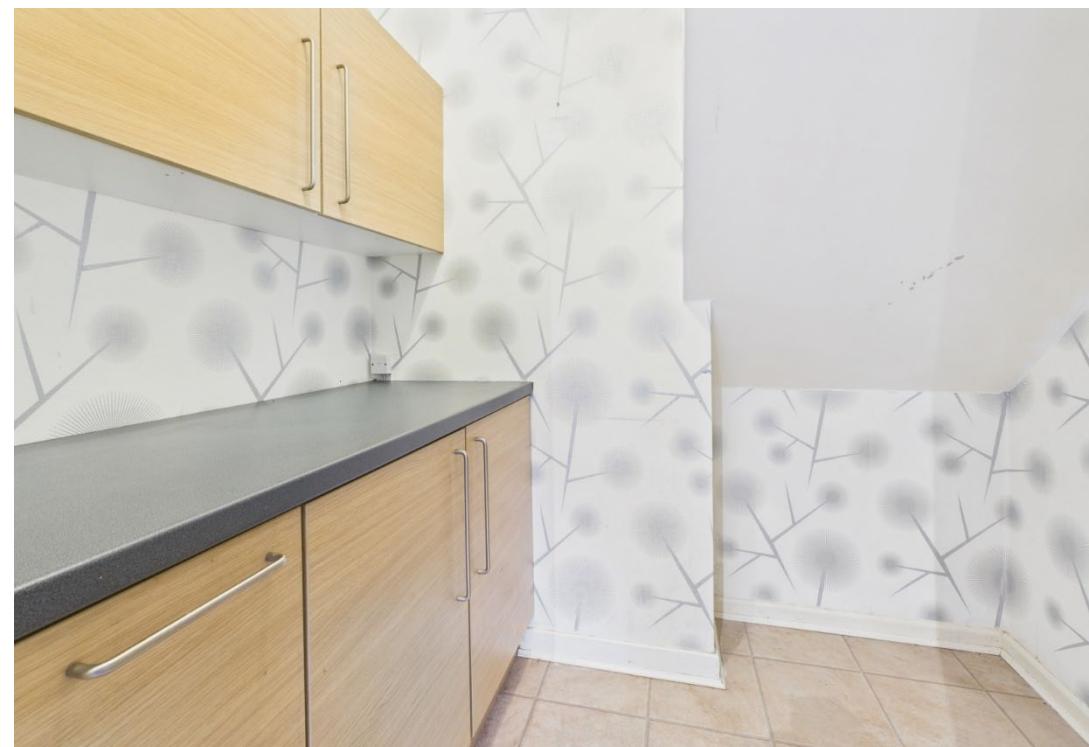
Located within the popular and well-established Broomhill Crescent in Erskine, this three-bedroom semi-detached home offers spacious family accommodation and a fantastic setting close to local amenities, schools, and transport links.

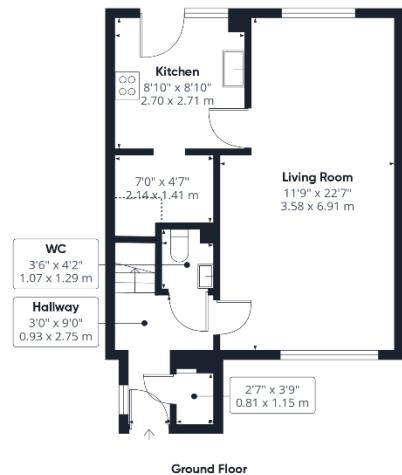
The property features an entrance hall with a large storage cupboard and a convenient WC. The bright lounge faces the front of the home and is open plan to the dining room, creating a sociable space ideal for family life and entertaining. Dual aspect windows allow plenty of natural light to flow through. To the rear, the kitchen is fitted with a range of cabinets and provides direct access to a useful utility area that offers additional storage and access to the garden.

Upstairs, there are two well-proportioned double bedrooms and an excellent single bedroom, with both bedrooms two and three benefiting from built-in storage.

Externally, the front garden is laid to lawn, while the south-facing rear garden enjoys an open outlook onto green space. The rear garden is laid mainly to lawn with a patio area and includes a







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Approximate total area⁽¹⁾

823 ft²

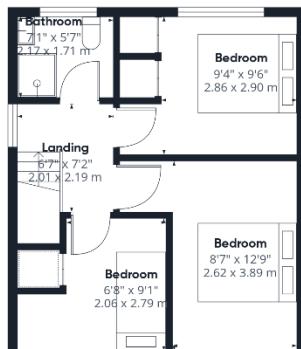
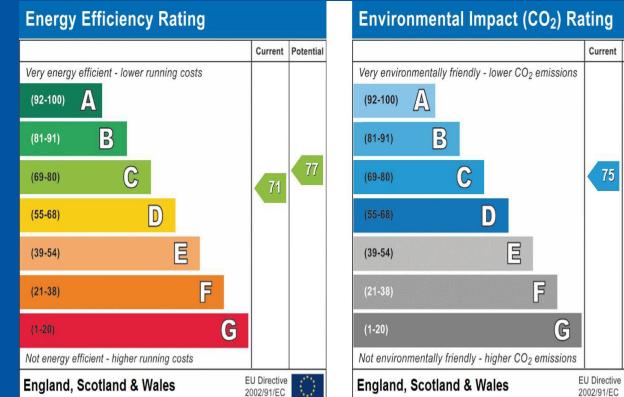
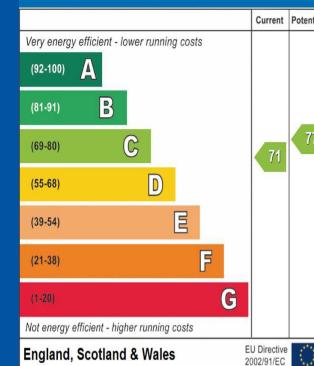
76.4 m²

Reduced headroom

8 ft²

0.7 m²

Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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