



Emmerson  
Homes

FOR SALE

28 Burnside Road, Elderslie PA5 9JX

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Description

Emmerson Homes are pleased to present this well presented end terraced villa, with generous apartments and a flexible layout, within the popular pocket of Burnside Road, Elderslie.

The accommodation comprises: entrance hallway with deep under stairs storage; bright lounge with dining area and views to the front allowing in natural light; modern, fitted kitchen with integrated appliances and access to a utility room at the rear with door to the gardens; on the upper level two generous double bedrooms, three piece bathroom.

The upper landing has further stairs to a floored attic which is currently being used as an office with light coming in via velux windows. The property sits in a superb plot with landscaped garden grounds.

This would be an excellent purchase for a variety of buyers due to its popular locale. The property further benefits from double glazing and gas central heating.

Renfrewshire Council Tax Band B.

EPC Rating

Elderslie is a small village between Paisley and Johnstone in the historic County of Renfrewshire. It has a range of local shops, a selection of takeaways, pub and restaurants. The property is ideally located for Wallace Primary School and Nursery and for the local Golf Club, established in 1909.

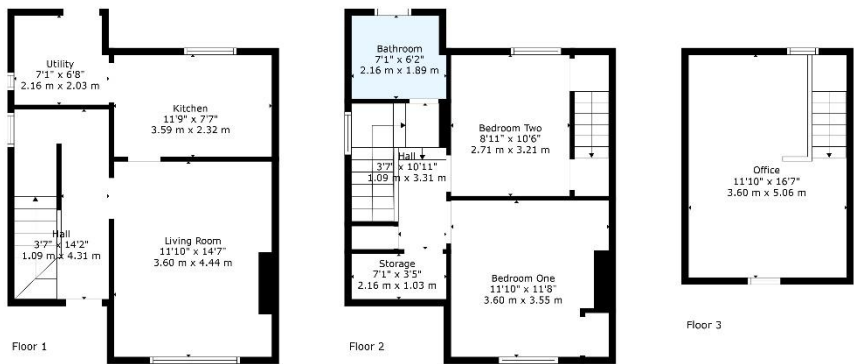
It is also well placed for access onto the motorway network to Paisley, Johnstone, Glasgow City Centre and the Airport and the west coast, Troon, Ardrossan and Irvine. Johnstone Railway Station is only 5 minutes` drive away and has services to Glasgow Central, Paisley, Troon and Stranraer. The motorway network also gives access to the popular west coast, Paisley and of course all the many facilities and amenities in and around Glasgow, with the City Centre being only some 14 miles away.

We are your local estate agents based in the heart of Johnstone. Whether you`re selling or buying, you`re in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

Room Measurements

- Reception Hallway  
3'7" (1.09m) x 14'2" (4.32m)
- Lounge  
11'10" (3.61m) x 14'7" (4.45m)
- Kitchen  
11'9" (3.58m) x 7'7" (2.31m)
- Utility  
7'1" (2.16m) x 6'8" (2.03m)
- Bedroom One  
11'10" (3.61m) x 11'8" (3.56m)
- Bedroom Two  
8'11" (2.72m) x 10'6" (3.2m)
- Bathroom  
7'1" (2.16m) x 6'2" (1.88m)



TOTAL: 981 sq. ft, 91 m2  
FLOOR 1: 420 sq. ft, 39 m2, FLOOR 2: 398 sq. ft, 37 m2, FLOOR 3: 163 sq. ft, 15 m2  
EXCLUDED AREAS: STORAGE: 24 sq. ft, 2 m2, LOW CEILING: 31 sq. ft, 3 m2  
WALLS: 120 sq. ft, 13 m2

(Floor Plan Created by Cubixone App, Measurements Derived: Highly Reliable 2d, Not Guaranteed)



Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

