

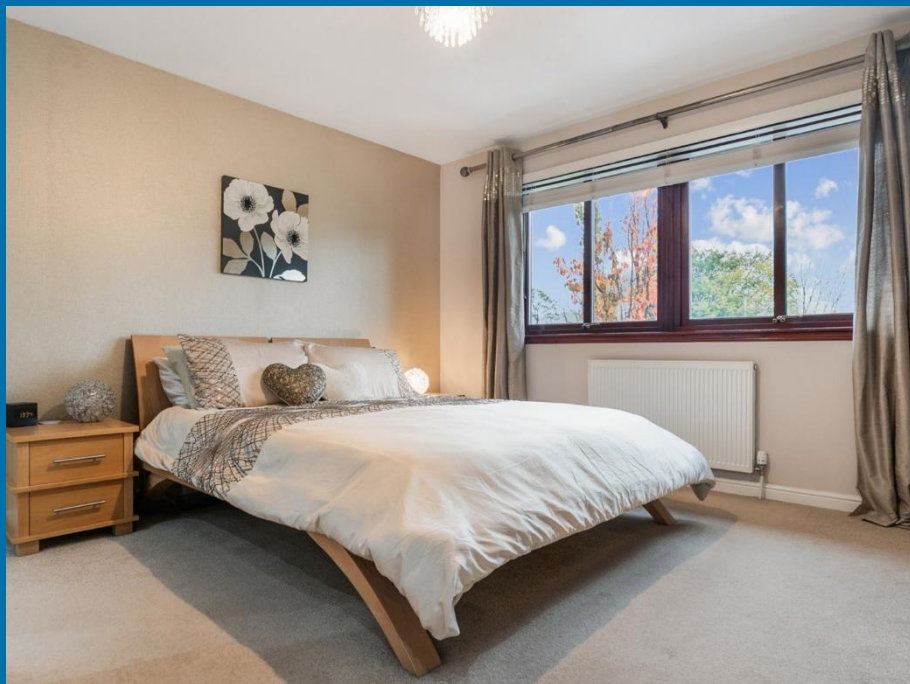


For Sale | 29 Patrickbank Wynd, Elderslie, Johnstone, PA5 9US |



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH





5 Bedrooms | 2 Public Room | 4 Bathroom

Emmerson Homes are proud to offer this beautifully presented modern five bedroom detached villa set in landscaped corner gardens within this exclusive development in the village of Elderslie. This immaculate home, is presented in walk in condition and combines stylish and contemporary living, is ideal for a wide range of buyers including growing families and professionals. A luxurious detached villa by Walker Homes positioned within the popular Patrickbank development.

This property occupies a landscaped and well maintained corner plot. The gardens have been designed for ease of maintenance with mono blocking providing extensive driveway and path areas along the front of the house. The landscaped rear garden is enclosed with three separate levels including decking, two patios for outside dining and a lower area of artificial grass.

This charming home offers stylish and well presented accommodation formed over a two storey layout. There is a covered porch to an entrance vestibule and into a welcoming reception hallway with stairs to the upper floor. There is a cloakroom/WC with an upgraded modern two piece suite. The stunning lounge has a bay window formation to the front and the cosy family room has a bay window formation overlooking the rear gardens. The stunning open plan kitchen to family dining area has been upgraded with a range of contemporary fitted kitchen furniture with extensive worktop surfaces and American fridge/freezer, integrated dishwasher, washing machine, oven and hob with extractor hood. There is ample space for dining and French doors leading to the sun drenched gardens.

The upper floor has a central hallway with a store cupboard and loft access. The stunning principle bedroom has mirror fronted fitted wardrobes and a modern en-suite bathroom with a shower positioned over the bath. The second bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms on the upper floor and a family bathroom which has both a bath and a separate shower enclosure.

The property has an integral garage and an attic area providing storage. The specification of this home includes gas central heating system and double glazing to external windows and doors.

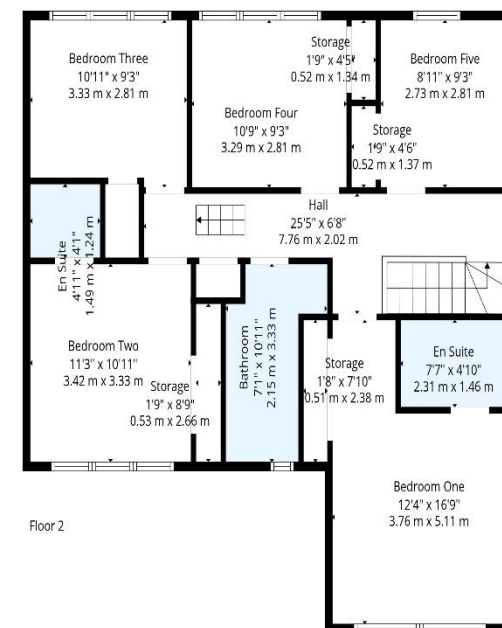
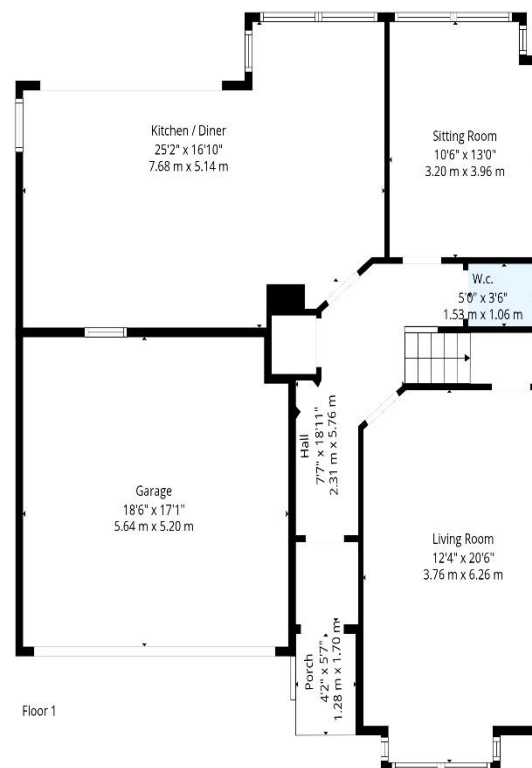
Renfrewshire Council Tax Band G.

EPC Rating Band C.

Elderslie is a charming and well connected village in Renfrewshire, offering an ideal blend of peaceful suburban living and excellent convenience. It has a range of local shops, a selection of takeaway's, pubs and restaurants. The property is ideally located for Wallace Primary School and Nursery and for the local Elderslie 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.



TOTAL: 1781 sq. ft, 166 m2
 FLOOR 1: 902 sq. ft, 84 m2, FLOOR 2: 879 sq. ft, 82 m2
 EXCLUDED AREAS: GARAGE: 312 sq. ft, 29 m2, UNDEFINED: 14 sq. ft, 1 m2, PORCH: 24 sq. ft, 2 m2,
 STORAGE: 44 sq. ft, 4 m2, WALLS: 156 sq. ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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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.

