

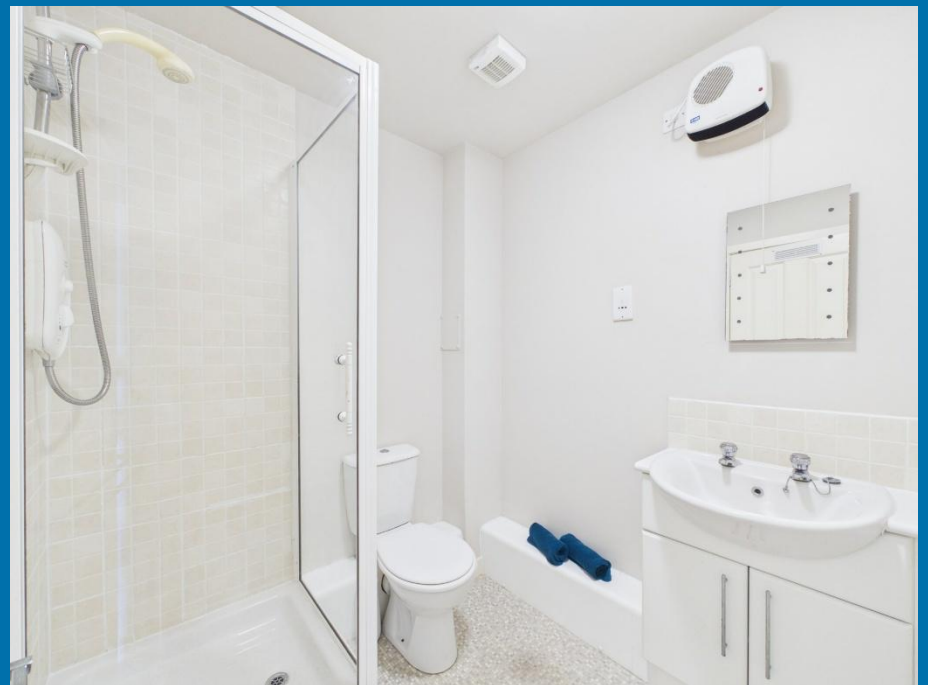
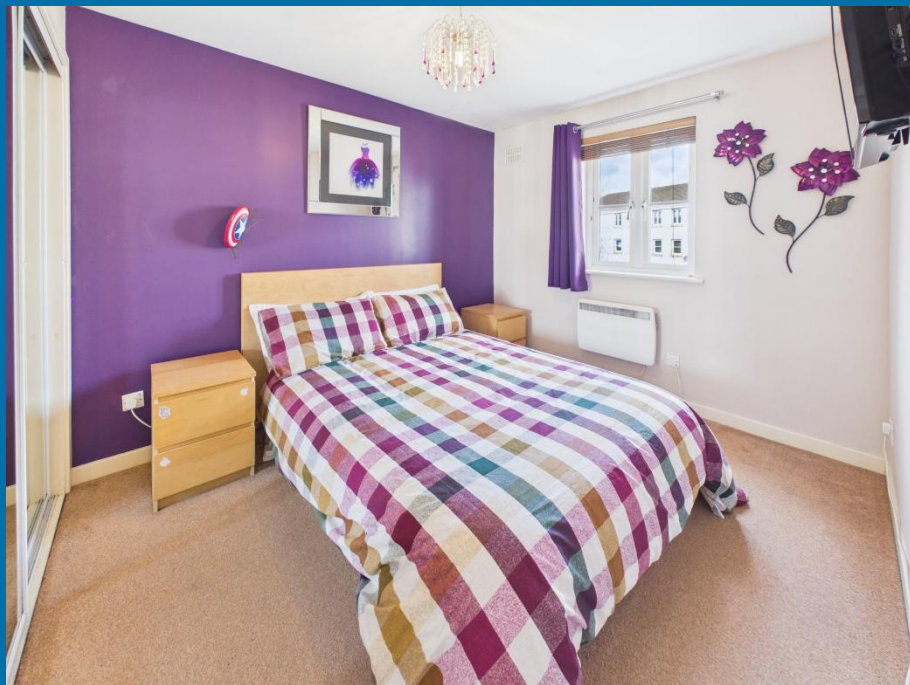


For Sale | Flat 1/2, 10 Barclay Drive, Elderslie, PA5 9DR



**Viewing by appointment only**

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



## 3 Bedrooms | 1 Public Room | 3 Bathrooms

Emmerson Homes are excited to offer this immaculate first floor apartment with in a modern development in Elderslie, which is well located for access to local amenities and the motorway network. Presented in excellent decorative order and provides generous accommodation throughout.

A security controlled entrance hall leads to all of the apartments in the block. A reception hallway leads to all of the rooms and features two deep storage cupboards. The lounge is bright and spacious with a bay window providing great natural daylight. The kitchen is dining sized, fitted with floor and wall mounted units and built in oven, hob & cooker hood. The bathroom is fitted with a three piece suite and tiling. There are three double bedrooms, all with fitted wardrobes, and two featuring en-suite shower rooms.

The apartment is set in landscaped garden grounds with an allocated parking space and visitors spaces. The property also benefits from double glazing, electric heating and a security door entry system. This is property will likely appeal to a range of prospective buyers and should not be missed.

Renfrewshire Council, Tax Band D.

EPC Rating Band C.

Barclay Drive is a modern cul-de-sac development with landscaped grounds in a convenient position, with nearby Johnstone Railway Station park and ride facilities and local bus services offering regular transport to the Clyde coast, Glasgow City Centre, Paisley and Braehead Shopping Centre.

The area is popular with commuters with good road links into the centre of Paisley and via the A737 dual carriageway to the M8 motorway network, Glasgow International Airport and Glasgow City Centre. Elderslie has a good selection of local shopping facilities with more extensive amenities including supermarkets to be found at both Johnstone and Phoenix Retail Park. The popular Wallace Primary School and two Secondary Schools are also nearby.

We are your local estate agents based in Renfrewshire. 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.





Approximate total area<sup>(1)</sup>  
80.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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.

