

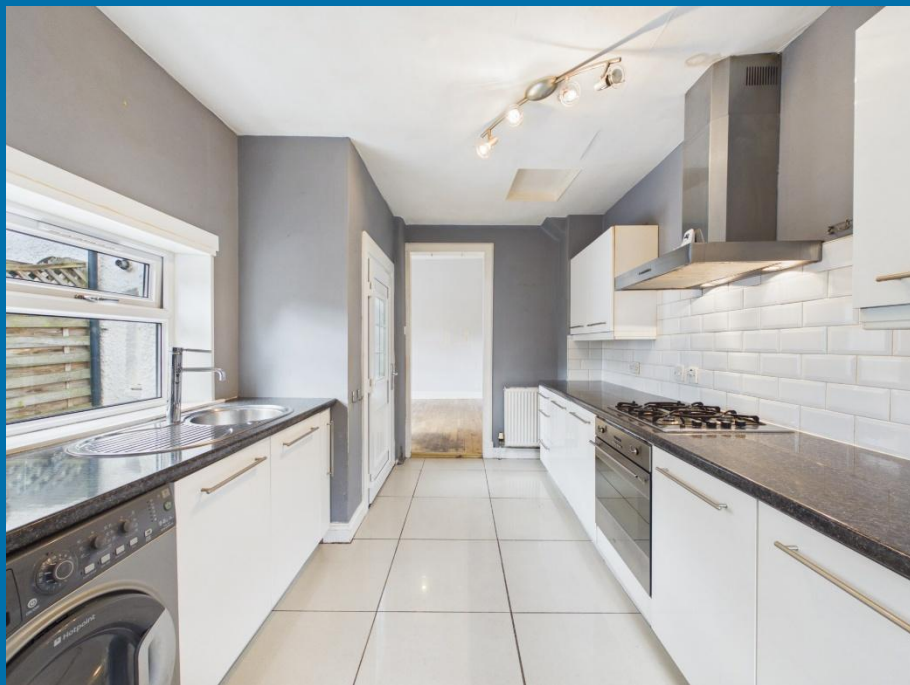


For Sale | 17 Glenpatrick Road, Elderslie, Johnstone, PA5 9AE



**Viewing by appointment only**

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## 2 Bedrooms | 1 Public Room | 2 Bathroom

Situated within a highly regarded address in Elderslie, this charming circa 1910 mid terrace villa is a beautifully presented four apartment traditional home offering spacious accommodation and a warm, welcoming atmosphere throughout. Rich in character and period charm, the property retains many attractive traditional features while providing comfortable and practical living space ideally suited to modern family life. Its generous proportions, appealing layout and sought after location combine to create a wonderful home that will appeal to a wide range of purchasers.

An entrance vestibule opens into a welcoming reception hallway, which provides access to the ground floor accommodation and a staircase leading to the upper level. The bright and spacious lounge enjoys a large bay window, allowing an abundance of natural light to flood the room, while a feature fireplace and attractive wooden flooring add character and charm.

A convenient modern shower room is located on the ground floor. The separate dining room is generously proportioned and features wooden flooring, a fireplace, and a useful recessed storage cupboard. From here, access is provided to the extension, which houses the contemporary kitchen. The kitchen is fitted with quality units, work tops, and appliances, and offers direct access to the rear garden.

On the upper floor, there are two spacious bedrooms together with a second shower room, complete with a coordinating suite and shower enclosure. There is a hatch for access to the loft which is fully insulated. Further benefits include modern double glazing and certified and serviced gas fire and gas central heating.

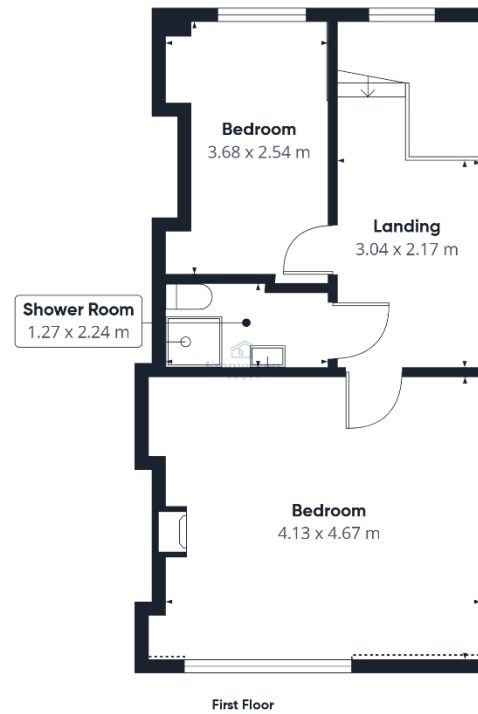
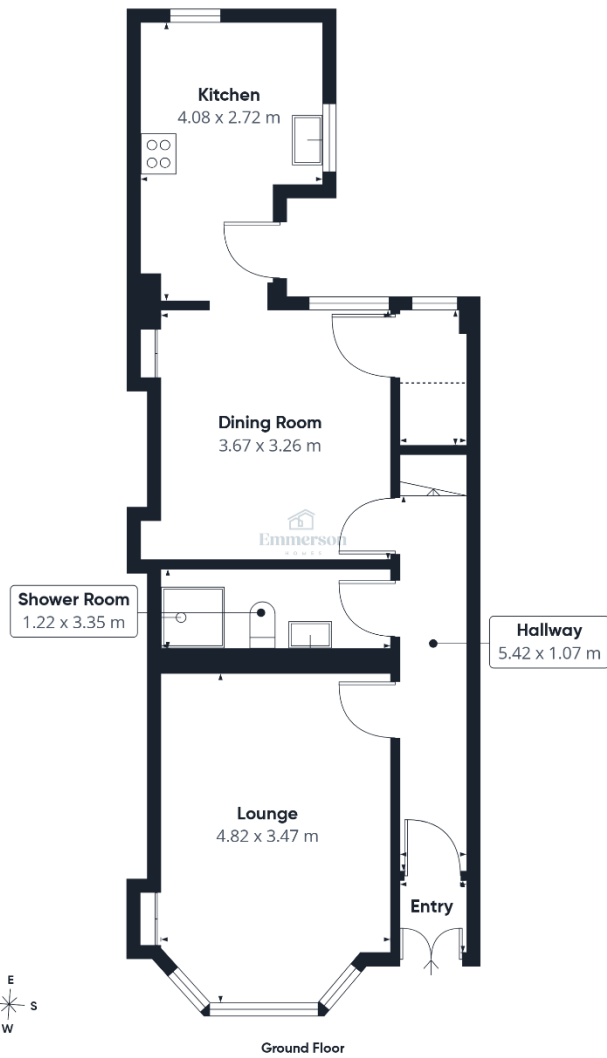
Externally, the property enjoys a delightful cottage style front garden, creating an attractive first impression. To the rear, the enclosed garden features a lawn, paved seating area, and a summer house with decked terrace, providing an excellent space for relaxation and outdoor entertaining. A rear gate gives access to additional street parking.

Offering a wonderful blend of traditional character, practical living space, and a highly desirable location, this fabulous home must be viewed to be fully appreciated.

Renfrewshire Council, Tax Band D. EPC Rating Band

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 3 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.





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

**Reduced headroom**  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 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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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.

