

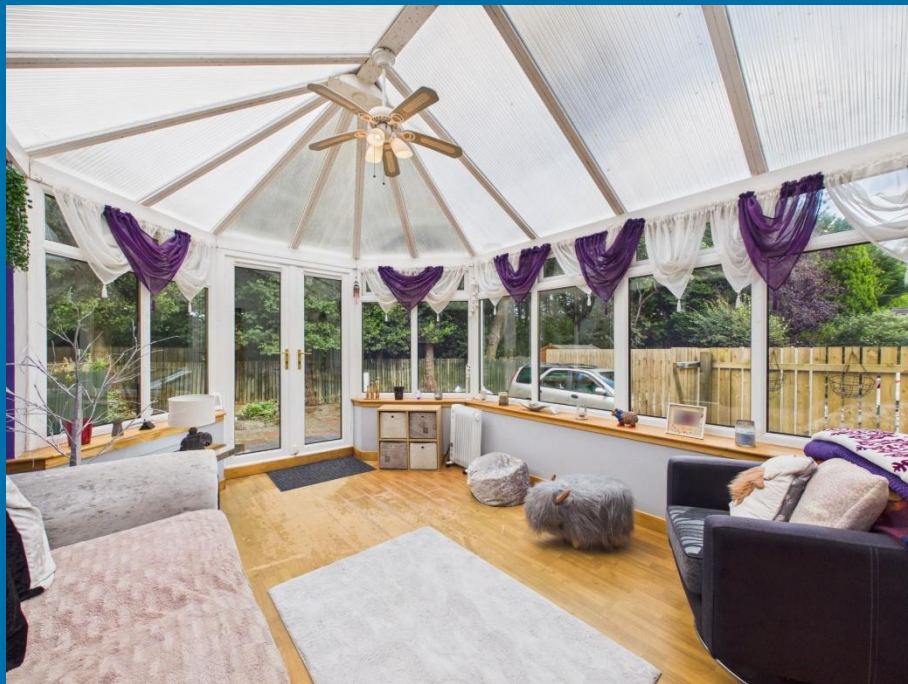


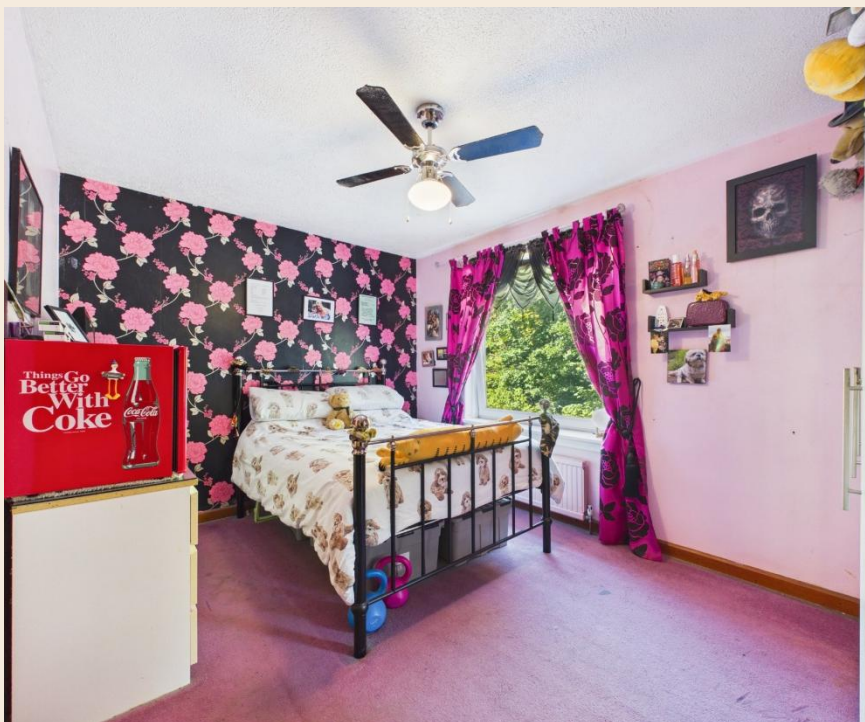
For Sale | 33 Dunvegan Avenue, Elderslie, Johnstone, PA5 9NH



Viewing by appointment only

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





3 Bedrooms | 1 Public Room | 1 Bathroom

A delightful semi detached villa, perfectly positioned within the ever popular village of Elderslie. This much loved family home offers spacious accommodation, private gardens and excellent family appeal.

The property is welcomed by a bright and inviting porch, leading into a spacious lounge. A large front facing window floods the room with natural light, creating a warm and airy living space. The lounge flows seamlessly into a dedicated rear facing dining room, providing an ideal setting for family meals and entertaining guests. From here, there is access to a generous conservatory, offering lovely views over the rear garden and providing an additional versatile living space.

The fitted kitchen overlooks the rear garden and serves as a practical hub for everyday family life, offering an excellent range of worktop space, integrated oven, hob and hood and storage.

Upstairs, there are three well proportioned bedrooms, together with a family shower room, providing comfortable accommodation for a growing family.

Externally, the property benefits from private gardens to the front, side and rear, along with an abundance of driveway parking, a particularly desirable feature in this established residential setting.

The property offers an excellent level of living space. Further benefits include double glazing, gas central heating, and a fully floored attic space, providing valuable additional storage.

Situated within a peaceful residential neighbourhood, the property is conveniently located for a range of local amenities, schools and transport links. This is an excellent opportunity to acquire a spacious family home within a sought after pocket of Elderslie.

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⁽¹⁾
123.3 m²

Reduced headroom
6.7 m²

(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.

