



44 DUNVEGAN AVENUE
ELDERSLIE

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4 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Short: A rarely available and beautifully presented detached villa offering contemporary family living in a generous corner plot in Elderslie.

Number 44 Dunvegan Avenue is an exceptional, and rarely available, detached villa which has been extensively upgraded and reconfigured by the current owners to create the wonderful family home it is today. The property occupies a very quiet position towards the end of Dunvegan Avenue resulting in a very peaceful setting and stunning, uninterrupted views to the front over neighbouring fields. The property offers highly versatile and very spacious accommodation of five principal apartments over two levels and centres around the stunning 'heart of the home' open plan kitchen/dining area. The property is very well presented with stylish decor throughout, benefitting from a contemporary fitted kitchen, modern bathroom suite and gas fired central heating and double glazing.

The internal accommodation comprises an entrance vestibule with a storage cupboard and access thereafter into the dining side of the dining kitchen. The room bathed in light from large front and side windows, providing stunning views to the front and features a stunning fitted kitchen with ample work top space and quality integrated appliances. The lounge is a very well-appointed family space with another large window and excellent rural aspects. The bathroom is generous in size, featuring floor and wall tiling as well as a large bath, walk-in shower, WC, and hand wash basin. The first of two bedrooms are on the ground floor, one of which is currently used as a bedroom whilst the other, which has sliding doors leading into the rear garden, is being used as a home office.

The remaining two bedrooms are also double sized rooms and are located upstairs. Both bedrooms have access to storage within the eaves whilst bedroom one has access to a very large attic area which could be developed into an en suite subject to planning permissions.

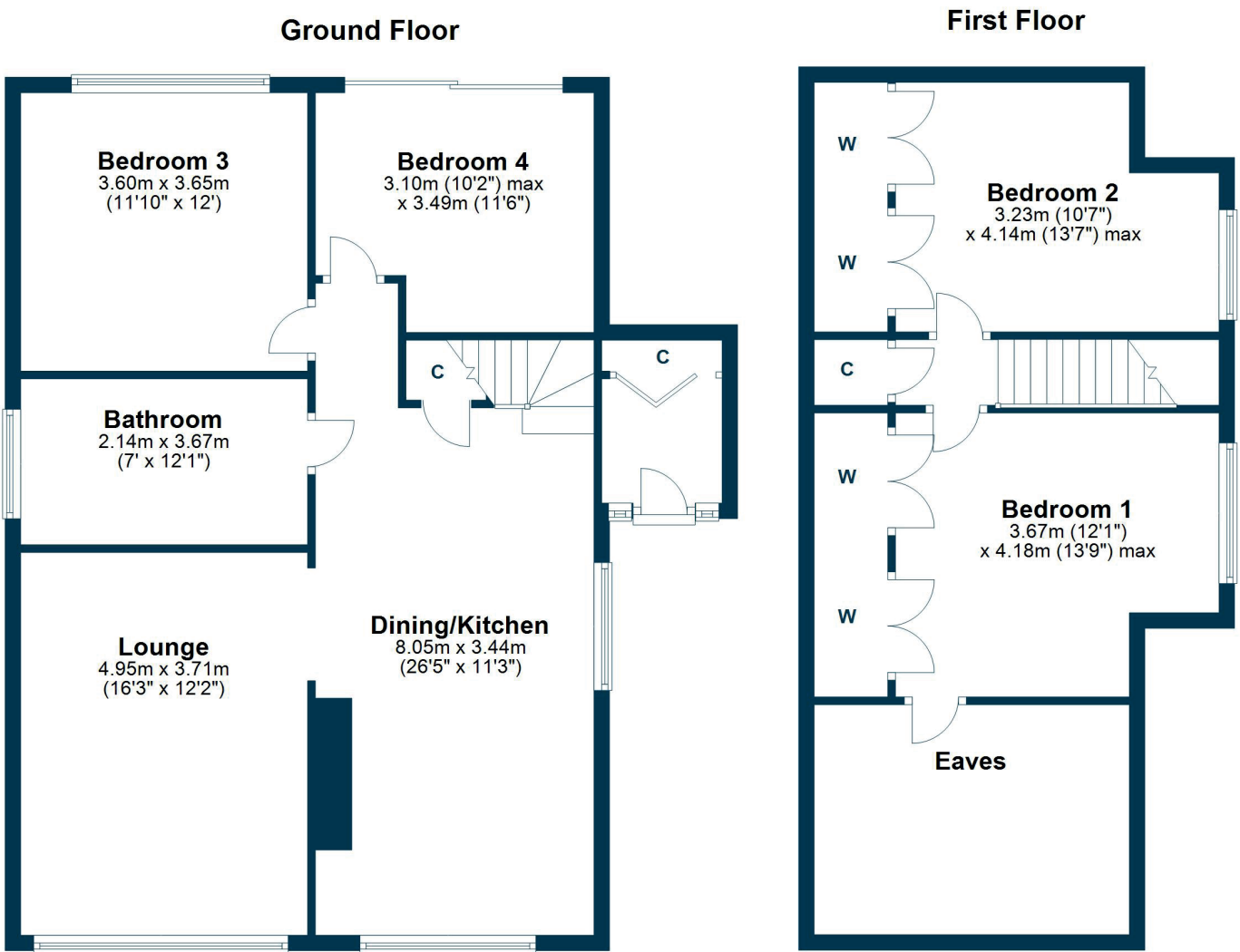
The property is tastefully decorated throughout, benefitting from a cupboard beneath the stairs and one at the top of the stairs, gas fired central heating and double glazing throughout.

The property commands a very spacious corner plot with a monoblocked driveway to the front. The rear garden is fully enclosed and boasts a large lawn directly behind the property, a detached single garage which could be utilised as a workshop/home office, a patio area adjacent and a further lawn/play area for children. The garden is wonderfully maintained and is screened nicely by mature trees and hedgerow.









Elderslie has local shops and good road links to Johnstone and Paisley. Johnstone has a railway station allowing direct travel to Glasgow City Centre and the Ayrshire coast. Phoenix Retail Park has an Asda supermarket as well as a multi-screen cinema. The A737 by-pass allows travel to North Ayrshire and the M8 motorway leading to Glasgow International Airport and Glasgow city Centre.

BW2300 | Sat Nav: 44 Dunvegan Avenue, Elderslie, PA5 9NL

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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