



36 KINGS ROAD

ELDERSLIE

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c o r u m



2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A charming and beautifully presented semi-detached bungalow, set in generously proportioned and landscaped level gardens in the well-regarded and popular town of Elderslie.

A charming traditional home, positioned on Kings Road, within the historic town of Elderslie. This is an established residential area of the village, adjacent to the neighbouring town of Johnstone and convenient for access to the regular train services from Johnstone Rail Station to both the Clyde Coast and Glasgow City Centre. The property is set in generously proportioned and private enclosed gardens, with a monobloc driveway providing off road parking. The enclosed rear gardens include an outside terrace and patio area with a large sundeck for outside dining overlooking a central area of lawn.

This home offers well-proportioned accommodation formed over a ground floor level which is presented in a neutral and decorative style. A reception hallway gives access to all main apartments including the spacious lounge with large front facing window formation and a fireplace at the focal point of the room. The kitchen is fitted with a range of modern kitchen furniture, incorporating an integrated stainless steel oven, with matching four ring gas hob, cooker hood and free standing fridge, freezer and washing machine. The main bedroom is positioned to the front of the house with a bay window formation and there is a further double sized second bedroom with window overlooking the rear garden. The bathroom has been upgraded with a modern three piece suite in white, comprising of a WC with concealed cistern, wash hand basin with mixer tap and a large bath with central mixer tap and shower positioned over. The room is tiled including the floor with LED and recess lighting. This property also has a substantial attic providing additional storage space. The specification of the home includes a gas fired central heating system and double glazing.





Ground Floor



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.

BW2301 | Sat Nav: 36 Kings Road, Elderslie, PA5 9LY

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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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