



37 DOUGLAS AVENUE
ELDERSLIE

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3 | BEDROOMS

2 | BATHROOMS

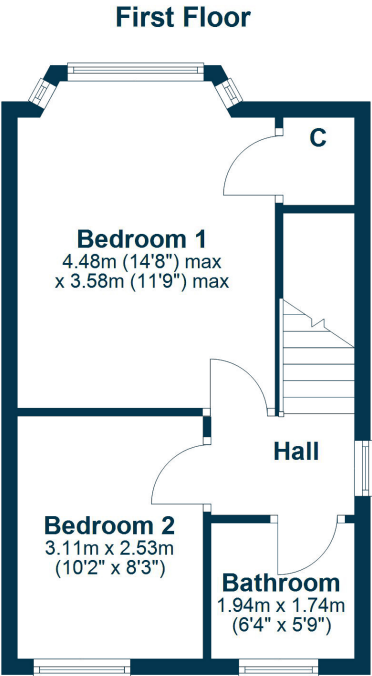
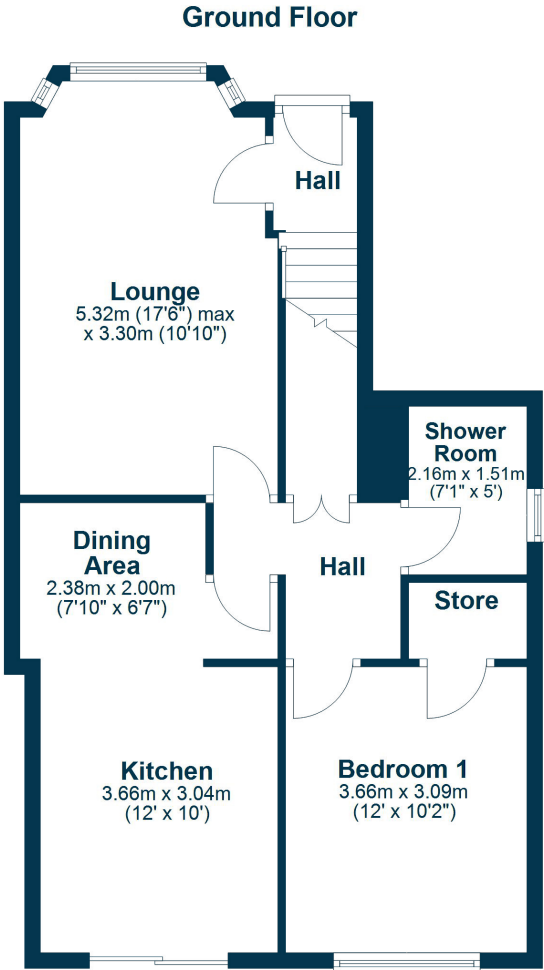
1 | PUBLIC ROOM

A charming traditional semi detached villa, extended to provide spacious and flexible family accommodation in this popular and established residential area of Elderslie.

A delightful traditional semi-detached villa positioned on Douglas Avenue within the historic town of Elderslie. This is an established residential area close to the adjacent town of Johnstone with convenient access to Johnstone railway station providing regular services to Glasgow City Centre. The property is set within private garden grounds with a flagstone and gravel driveway providing off road parking for three vehicles. The spacious rear gardens include a large outside patio or terrace ideal for outside dining, a lawn area and display beds to the borders.

The property features a large extension along the rear elevation and side of the property on the ground floor level. This has allowed a reconfiguration of the interior layout to provide an impressive family layout formed over two levels. The reception hallway has a stair leading to the upper floor and entry into the lounge with a bay window formation to the front of the property. The inner hallway has entry into the remaining ground floor apartments including a large dining sized kitchen which has an extensive range of fitted kitchen furniture with appliances and double glazed patio doors leading to a set of steps to the rear garden. The main bedroom is a double sized room with a walk in wardrobe and there is a ground floor modern shower room. On the upper floor of the property there are two further double bedrooms and a modern family bathroom that is tiled with a WC, wash basin and bath with shower positioned over. The property has a floored and lined attic providing further storage with a pull down timber ladder giving access. The specification of this home includes double glazing to the external windows and a gas fired central heating system.





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.

BW2522 | Sat Nav: 37 Douglas Avenue, Elderslie, PA5 9ND

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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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