



**24 CYPRUS AVENUE**

ELDERSLIE

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**Nestled on an impressive plot in the desirable location Village of Elderslie, this charming three-bedroom bungalow offers a wonderful blend of character and contemporary living.**

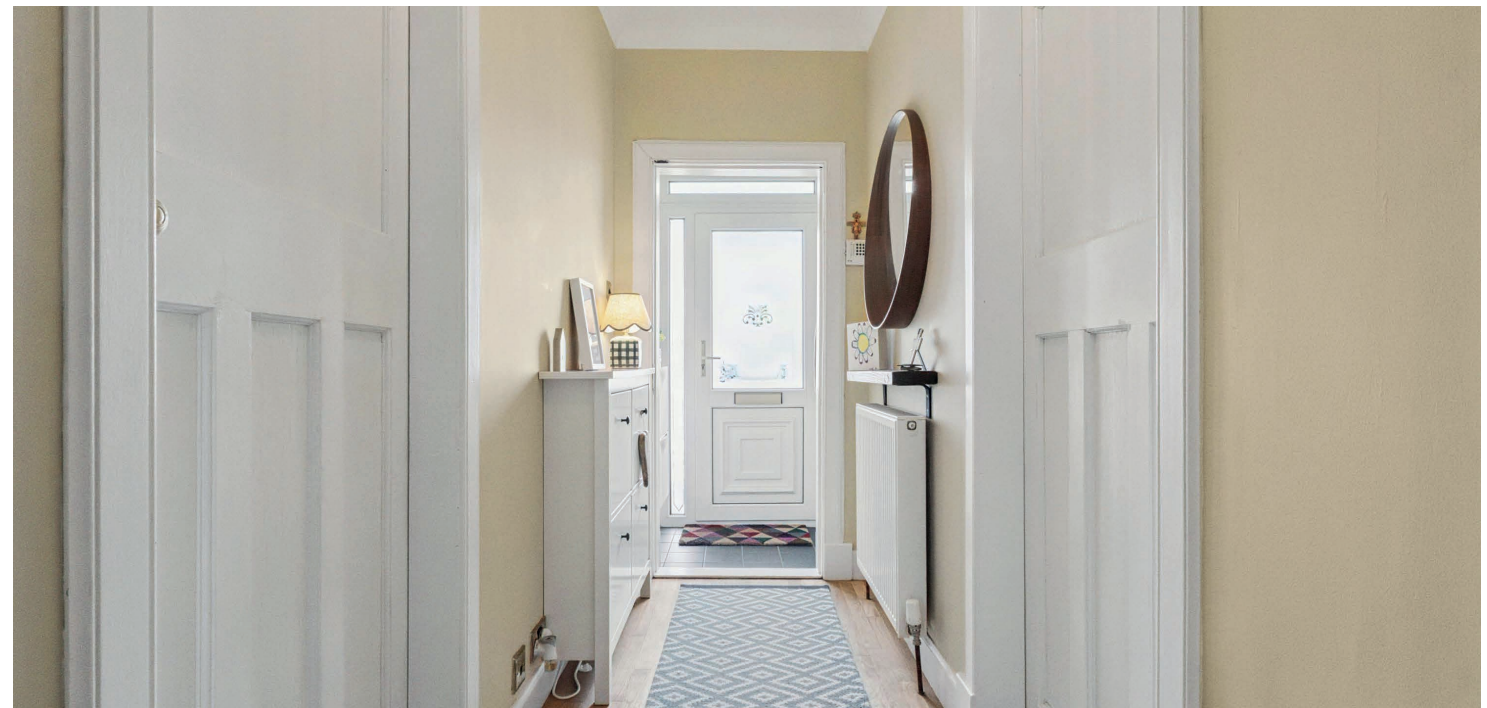
Internally, you enter into a bright reception hallway that provides seamless access throughout the ground floor. To the front, a generously proportioned lounge is lit by an impressive bay window, creating a wonderfully light and inviting atmosphere. This room boasts a lovely focal point in the form of a log-burning stove and is further enhanced by contemporary panelling, adding a distinct touch of class. Positioned across the hall is a generous bedroom, currently utilised as a TV room, which retains charming original glazed cabinetry. To the rear, the wonderfully bright and spacious kitchen-diner, fitted with a range of base and wall mounted units, integrated appliances, and a practical peninsula-style breakfasting bar, the room also offers ample space for a formal dining set. French doors open directly onto the garden, seamlessly connecting the indoors with the outdoors.

The upper level is accessed via a staircase from the dining area, leading to two well-appointed double bedrooms. The principal bedroom is wonderfully bright and features excellent fitted storage alongside a charming box window seat. The second bedroom is also generous in size and provides valuable access into extensive eaves storage, offering practical storage.

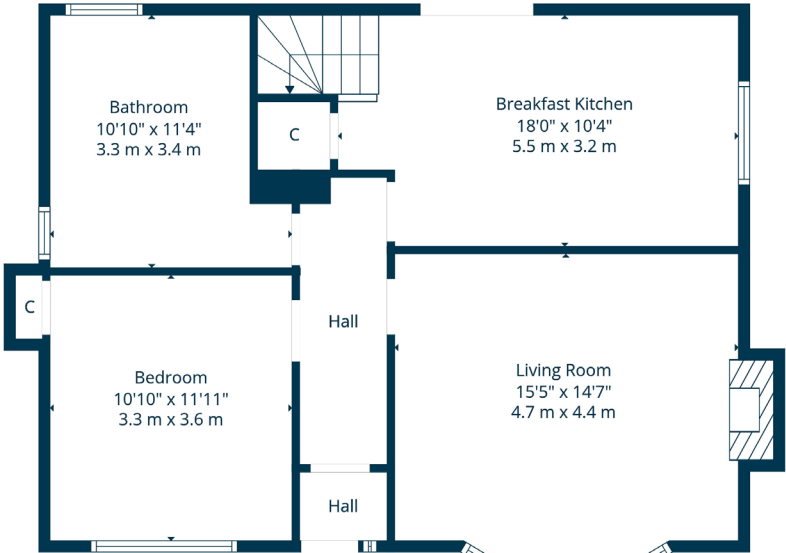
This home is finished to an exemplary standard throughout, with the bathroom serving as a particular highlight. Exceptionally appointed, it boasts a luxurious four-piece traditional suite that includes a elegant roll-top bathtub and a large, walk-in shower unit.

Externally, the property sits on arguably one of the largest plots on Cyprus Avenue. To the front, a lovely laid lawn is surrounded by attractive planting, while a lengthy driveway to the side provides ample off-road parking and leads to a detached garage. The real treat, however, is the exceptionally private rear garden. Surrounded by mature trees, it offers excellent lawn space for recreation and a large rear patio area, ideal for alfresco dining and entertaining in complete seclusion.

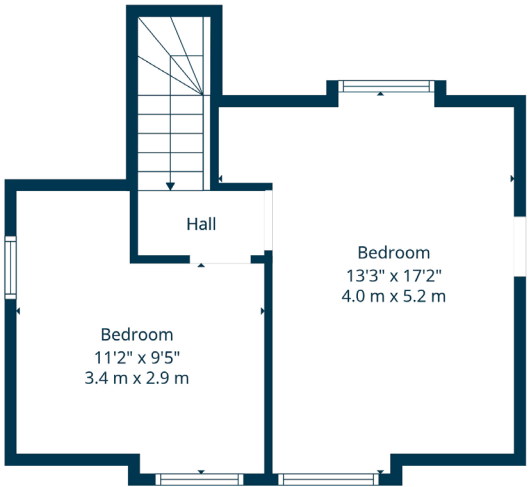








Floor 1



Floor 2

Elderslie is a charming and well-connected village in Renfrewshire, offering an ideal blend of peaceful suburban living and excellent convenience. Situated just a short distance from Paisley and within easy reach of Glasgow, it provides superb transport links, including nearby Johnstone train station and quick access to the M8 motorway, making commuting a breeze. The village boasts a welcoming community atmosphere, with local amenities such as shops, cafés, and restaurants, as well as highly regarded schools and scenic parks. For further retail therapy, the Phoenix Retail Park is only a short drive away.

**BW2715** | Sat Nav: 24 Cyprus Avenue, Elderslie, PA5 9NB

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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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