



65 Wallace Avenue

Elderslie, PA5 9LW

Offers over £120,000



PATCH ESTATE AGENTS offers to the market this rarely available, 3 bedroom semi detached villa situated in a popular residential pocket of Elderslie, Johnstone.

Accommodation comprises, lounge, fitted kitchen, 3 double bedrooms and shower room.

Viewing Strongly Advised



Offering flexible accommodation over two floors this larger styled three bedroom semi detached villa is situated on a generous plot within the popular address of Wallace Avenue, Elderslie. Close to local amenities including the excellent Wallace Primary School this property is ideally suited to young and growing families alike.

Internally the accommodation comprises welcoming reception hallway with useful storage. The bright and airy front facing lounge is decorated in fresh crisp tones and features a focal point fire providing extra warmth if desired. The white leather sofa and coffee are included in the sale. A good sized fitted kitchen offers ample base and wall units for storage, integrated appliances, co-ordinating worktop surfaces and tiled splashback. A part glazed door provides access to rear garden. Completing the lower level is a well proportioned room which could be utilized as a formal dining room or downstairs bedroom.

Upstairs there are two good sized double bedrooms. Bedroom one overlooks front of property and boasts built in storage. Enhancing the property further is a fully tiled shower room comprising large walk in shower with co-ordinating high gloss vanity unit and wc.

Glazing

This property benefits from Double Glazing

Heating

This property benefits from Gas Central Heating

Parking

This property benefits from Private Driveway

Gardens

This property benefits from easily maintained front and rear gardens. The large rear garden is mainly laid to lawn for ease of maintenance. There are several storage options within the grounds of this property.

Accommodation

Lounge

Fitted Kitchen

Dining Room/Downstairs Bedroom 3

Bedroom 1

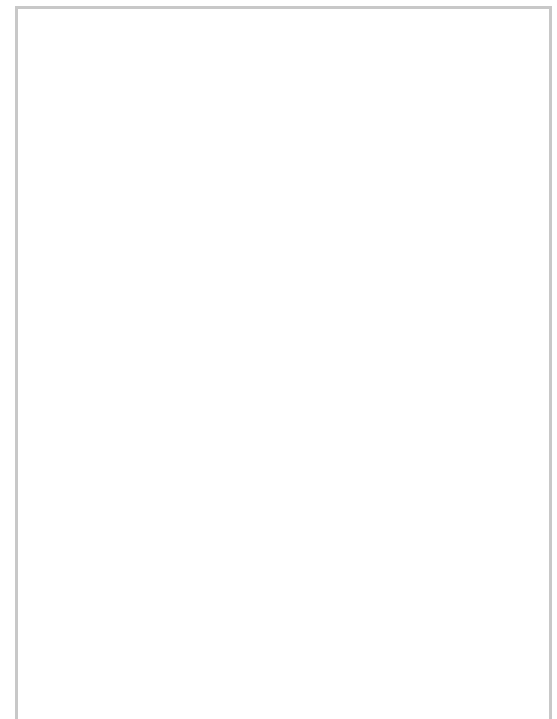
Bedroom 2

Area

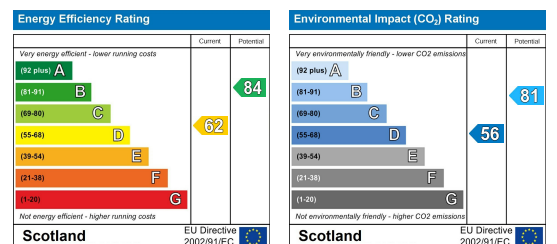
Elderslie itself offers local primary schooling & a selection of amenities with a regular transport link providing access to additional amenities & schooling in the local town of Johnstone only a few minutes away which in itself offers access to a main railway station providing commuting to Glasgow city centre. The M8 motorway & Glasgow Airport are also close to hand.

Viewing Advised

Floor Plans



Energy Efficiency Graph



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