



32 BARDRAIN AVENUE, ELDERSLIE. PA5 9JF.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS LOVELY 2 BEDROOM MID TERRACE VILLA SITUATED IN THE QUIET AND SOUGHT-AFTER VILLAGE OF ELDERSLIE, CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS, AND LEISURE FACILITIES. ACCOMMODATION CONSISTS OF SPACIOUS FRONT FACING LOUNGE WITH DINING SPACE; MODERN GLOSS GREY HIGH SPEC KITCHEN INCLUDES 4 BURNER GAS HOB, CHEST HEIGHT DOUBLE FAN OVEN, AMERICAN FRIDGE FREEZER AND BUILT-IN MICROWAVE GRILL; UNDERSTAIR STORAGE CUPBOARD / UTILITY WITH WASHING MACHINE AND WORK SURFACE; ACCESS TO REAR GARDEN VIA VESTIBULE; UPPER LEVEL HAS 2 GOOD SIZED BEDROOMS ONE OF WHICH HAS WALK-IN STORAGE; AND FAMILY BATHROOM WITH 3 PIECE SUITE; MIXER SHOWER AND WET WALL THROUGHOUT. GAS CENTRAL HEATING, DOUBLE GLAZING, ON STREET PARKING, FRONT LAWN; WELL MAINTAINED REAR GARDEN AND SEATING/PATIO AREA. EXCELLENT TRANSPORT LINKS NEARBY, INCLUDING EASY ACCESS TO PUBLIC TRANSPORT AND THE M8 MOTORWAY NETWORK JUST A SHORT DRIVE AWAY MAKE THIS AN IDEAL LOCATION FOR COMMUTERS.



- 2 BED FAMILY HOME
- CLOSE TO ALL LOCAL AMENITIES
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- LOCATED IN QUIET CUL-DE-SAC
- GAS CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- ON STREET PARKING

OFFERS OVER £130,000

ENTRANCE HALL 4' 11" x 4' 8" (1.5M x 1.41M)

LOUNGE 14' 5" x 14' 1" (4.4M x 4.29M)

DINING AREA

KITCHEN 11' 8" x 8' 2" (3.56M x 2.48M)

UTILITY AREA

REAR VESTIBULE 6' 0" x 3' 3" (1.84M x 0.98M)

UPPER LANDING 6' 9" x 4' 10" (2.05M x 1.47M)

BEDROOM 1 14' 1" x 10' 8" (4.28M x 3.26M)

BEDROOM 2 6' 7" x 5' 11" (2.0M x 1.8M)

BATHROOM 6' 7" x 5' 11" (2.0M x 1.8M)

REAR GARDEN

PATIO / SEATING AREA



As a regulated business we are required to comply with the “The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



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