



Patrickbank Wynd | Elderslie | Johnstone | PA5 9US

Offers Over £375,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Patrickbank Wynd.

This four-bedroom fantastic family home is prominent in this sought-after modern estate.

Property Description
This modern family home in Elderslie is presented in true walk-in condition.

The accommodation on offer extends to a welcoming entrance hallway. Directly from the hall to the left is the main lounge area with a bay window giving lots of natural light and open outlooks. The hall flows through to the rear sitting room with double patio doors, giving access to the rear garden. The hall again takes you through to the dining kitchen, which has a range of floor and wall-mounted units with contrasting granite worktops and a breakfast bar. From the kitchen sits the utility room at the side of the property and additional patio door access to the rear garden from the dining room. Completing the ground floor of the home is the downstairs wc.

On taking the stairs to the next level, you will find four bedrooms. The master bedroom and bedroom two benefit from their own modern en-suite and built-in walk-in storage. There are two further good-sized bedrooms. Completing the family home is the modern family bathroom with a three-piece suite, a rolltop bath, and a full walk-in shower unit.

The property benefits from Gas Central Heating, Double Glazing and a private front mono block drive. The double garage where the current owners have taken part of the garage to allow for them to extend the utility room in the kitchen, great storage throughout, open outlooks giving lots of natural light, a private landscaped rear garden with seated area, a garden storage hut to the side and log cabin with log burner allowing for entertaining on those colder summer nights.

It is clear to see the current owners have spent a lot of time and effort creating this fantastic family home.

Patrickbank Wynd is well situated for local amenities nearby, with regular travel services to Paisley Town Centre and beyond. You are also a short distance to the Phoenix Retail Park with a host of shopping facilities and restaurants. The area is also popular with cyclists, runners, and walkers using the Forth and Clyde Canal ways.

Whilst we endeavor to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest point and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

