

10 Newton Drive,  
Elderslie  
PA5 9BD

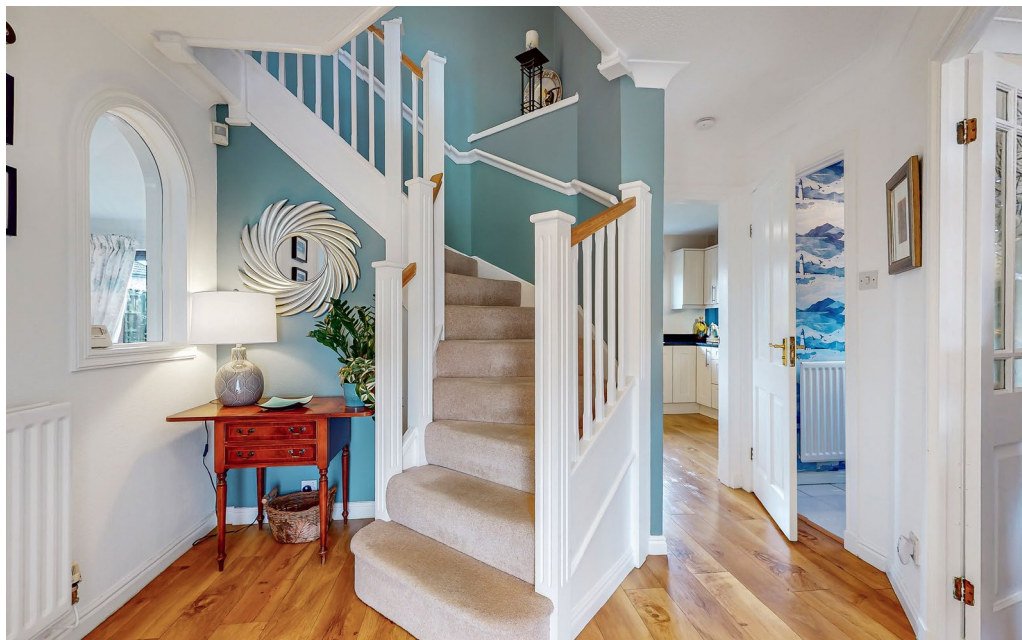




## DESCRIPTION

An impressive, detached house set within lovely private gardens. Newton Drive is one of the area's admired residential developments, convenient location for local amenities. NO: 10, enjoys a lovely position within Newton Drive, the property is presented to the market in truly impressive condition inside and out. Notable features, in addition to the sought-after location, include double glazing, gas central heating, modern wall gas fire and granite worktops in the kitchen. The ground floor offers an extended front porch, spacious reception hallway, modern cloaks, WC, generous lounge with aspects to the rear gardens, dining room. Modern family kitchen with a range of appliances and breakfast bar. An impressive staircase leads to bright and spacious landing giving access to the principle bedroom with dressing area and contemporary shower room. Three double bedrooms. Modern main family bathroom. Additional storage provided by way of attic space. The property is set within rear landscape garden grounds with a charming sun room. Driveway to the front providing parking leading to a double garage with power.

Viewing is strongly recommend to appreciate this seldom available property.



## MEASUREMENTS

PORCH	5'5" x 5'0" 1.65 m x 1.51 m
ENTRY	5'5" x 5'8" 1.65 m x 1.73 m
HALLWAY	10'10" x 10'10" 3.30 m x 3.30 m
LIVING ROOM	12'11" x 22'4" 3.95 m x 6.81 m
DINING ROOM	8'10" x 11'2" 2.69 m x 3.41 m
KITCHEN	16'1" x 8'11" 4.91 m x 2.71 m
WC	4'11" x 3'4" 1.51 m x 1.03 m
BEDROOM 1	8'10" x 14'2" 2.69 m x 4.32 m
ENSUITE	5'5" x 6'9" 1.64 m x 2.06 m
BEDROOM 2	8'10" x 9'10" 2.71 m x 3.00 m
BEDROOM 3	10'0" x 9'10" 3.04 m x 3.00 m
OFFICE	8'11" x 9'10" 2.71 m x 3.00 m
BATHROOM	8'2" x 8'6" 2.48 m x 2.58 m

## COUNCIL TAX BAND

G

## EPC BAND

C

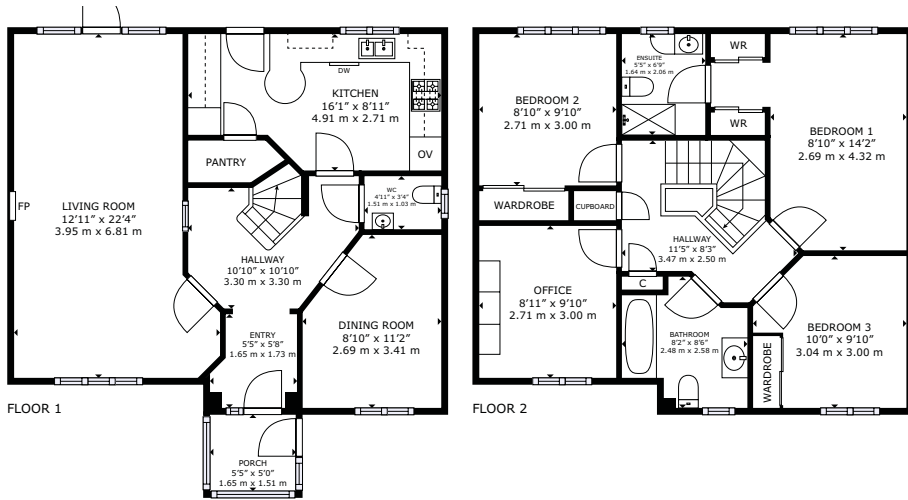
123 sq. metres.

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211



GROSS INTERNAL AREA  
 FLOOR 1: 624 sq. ft., 58 m<sup>2</sup>; FLOOR 2: 624 sq. ft., 58 m<sup>2</sup>;  
 TOTAL: 1,248 sq. ft., 116 m<sup>2</sup>; EXCLUDED AREA:  
 PORCH: 27 sq. ft., 2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
 Produced by Plush Plans Ltd



**DISCLAIMER**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to 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 endeavour to assist you in any way possible.

