

Wright
& Crawford
1906



9 Roundhill Drive
Elderslie
PA5 9BG



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.

LOCATION

Elderslie is one of East Renfrewshire's most sought after residential suburbs and is extremely popular with young growing families and enjoys access to some fantastic schooling. There is a range of independent retailers including cafes and restaurants and the district provides excellent access via road and rail to the City Centre and beyond. The area offers a wide array of sports and leisure activities including local parks, health clubs, gyms and golf courses which are all close by.

ACCOMMODATION

This spacious three/four bedroom semi detached villa enjoys an idyllic location within a quiet cul de sac overlooking Elderslie Golf Club. The property has been well maintained and offers superb family accommodation formed across two levels. The property has a versatile layout with the option of using the downstairs sitting room as a fourth bedroom if necessary. The accommodation on offer currently comprises entrance vestibule, reception hallway, cloaks/wc, spacious lounge/dining area, kitchen, sitting room and conservatory. The first floor layout includes impressive landing, three generously sized bedrooms, all of which are decorated beautifully and have storage. Completing the upper floor accommodation is the modern fully tiled family bathroom.

To the front of the property there are well manicured gardens and to the side is a large multi car off street driveway leading up to the garage and to the rear is a large garden comprising patio area and the rest in mainly laid to lawn. The gardens are perfect for relaxing and would be ideal for young kids or pets. There is nobody overlooking the property to the rear.

MEASUREMENTS

ENTRANCE HALL

LOUNGE/DINING AREA

14'77 x 19'75 6.22m x 7.69m

KITCHEN 7'80 x 17'11 4.16m x 5.46m

PANTRY 3.32m x 6'66 1.72m x 3.50m

SITTING ROOM 10'01 x 11'15 3.07m x 3.73m

CONSERVATORY 7'68 x 10'02 4.31m x 3.09m

W.C. 4'36 x 7'03 2.13m x 2.20m

BEDROOM 1 9'98 x 18'9 5.23m x 5.71m

BEDROOM 2 10'68 x 14'67 4.77m x 5.96m

BEDROOM 3 14'79 x 8'73 6.27m x 4.29m

BATHROOM 8'10 x 6'42 2.69m x 2.89m

Council Tax Band E

EPC Band D

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

