



GARDEN STIRLING BURNET

**23 BALMORAL ROAD**  
ELDERSLIE, PA5 9RA



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Situated within a quiet and established residential pocket of Elderslie, this attractive three-bedroom semi-detached home offers an excellent opportunity for families, downsizers and first-time buyers.



Internally, the accommodation is well-proportioned and versatile, comprising a bright and welcoming lounge, a fitted kitchen with space for dining, and three generously sized bedrooms, all offering comfortable family living. The home further benefits from a family bathroom and downstairs shower room, ample storage, gas central heating and double glazing throughout. Externally, there are private gardens to the front and rear, and a double driveway to the front of the property.

The property enjoys excellent connectivity to Glasgow, with easy access to the M8 motorway and Johnstone train station within walking distance, ideal for commuters.







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## FEATURES

- Stylish open plan kitchen with integrated appliances and dining space – perfect for modern living and entertaining
- Bright and inviting lounge offering a comfortable family environment
- Fully equipped garden room with heat and electricity – ideal as a home office, gym or creative space
- Beautifully presented, low maintenance rear garden featuring a large deck and artificial lawn
- Spacious double driveway providing convenient off-street parking
- Practical separate utility room for added convenience
- Contemporary family bathroom complemented by a downstairs shower room
- Gas central heating and double glazing for year-round comfort and efficiency
- Private, well-maintained gardens to the front and rear
- Within easy walking distance of Johnstone railway station – ideal for commuters
- Excellent connectivity with quick access to the M8 motorway network
- Close to a wide range of local shops, supermarkets, cafés and everyday amenities
- Near to the scenic Glenniffer Braes, perfect for walks and outdoor leisure



**“...The property benefits from three well-proportioned bedrooms, a family bathroom, and a stylish contemporary shower room. ...”**







**“...Immaculate private rear garden featuring an artificial lawn and a large decked area, perfect for outdoor entertaining...”**





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### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



# FLOORPLAN



**Total: 111 m<sup>2</sup>**  
1st Floor: 78 M<sup>2</sup>, 2nd Floor: 33 m<sup>2</sup>  
Excluded Areas: Deck: 24 M<sup>2</sup>, Walls: 9 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.