



Care | Delivery | Unity | Agility | Accountability | Trust



## 64 Dunvegan Avenue

Elderslie, Johnstone, PA5 9NL

**Offers over £250,000**



\*\*\*CLOSING DATE FRIDAY 13TH 12.00\*\*\* Impressive 3 Bedroom semi detached villa, a real credit to the current owners. The setting gives open outlooks to the front across the surrounding countryside, a real key feature. Entry to a broad reception hallway with cloakroom W.C. and additional storage. The lounge has taken full advantage of the views and has stylish modern décor, a feature fireplace with television above. The original dining room has been incorporated into the full breadth refitted kitchen, a real family space that is ideal for modern family living. White fronted wall, floor and integrated units are complimented with contrasting worktops. The addition of patio doors brings the outdoor area into the house. Upstairs the home has 3 double bedrooms with bedroom 3 now giving access to the former attic space that has been successfully turned into a double bedroom and a additional toilet. The family bathroom has a 3 piece suite and over bath shower. Outside there is a driveway leading to the carport that has an electric roller shutter door. The rear gardens are well portioned and has lawns with decked areas, the current owner had a "hot tub" at the rear of house. Unusually there is rear access from Sandringham Drive this has many advantages. Gas central heating and double glazing are provided for. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.



Reception Hallway

Cloakroom W.C.

Living Room 12'10" @ max. x 14'2" (3.92 @ max. x 4.33)

Kitchen 19'9" x 10'6" (6.04 x 3.22)

Bedroom 1 13'9" x 10'10" (4.20 x 3.31)

Bedroom 2 12'1" x 9'3" tfow (3.7 x 2.83 tfow)

Bedroom 3 13'0" x 14'0" floor area only (3.97 x 4.29 floor area only)

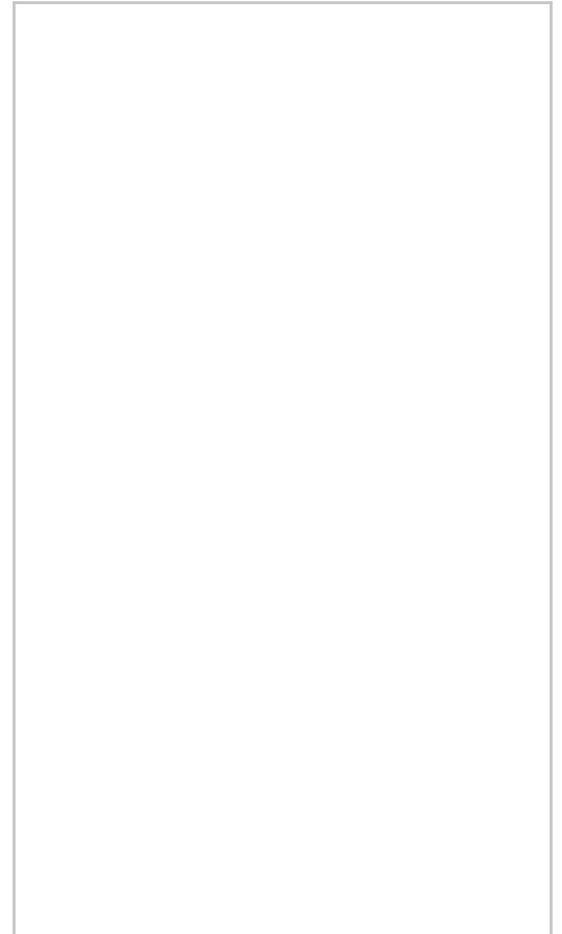
Upstairs W.C.

Family Bathroom

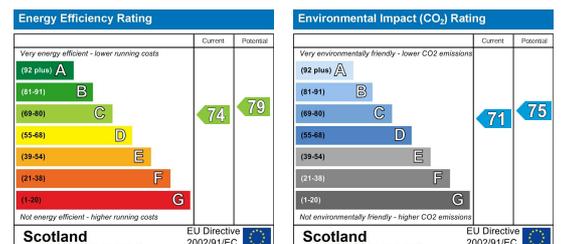
## Area Map



## Floor Plans



## Energy Efficiency Graph



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