



For Sale | 16 Abbey Road, Elderslie, Johnstone, PA5 9JJ



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 1 Shower Room

Emmerson Homes are happy to introduce to the market this lovely end terraced villa located in the ever popular area of Abbey Road, Elderslie. The accommodation is well presented and with extensive private garden grounds.

The property offers a welcoming reception hallway, front facing lounge of generous proportions, fitted kitchen with a range of base and wall mounted units including integrated appliances, rear hallway with pantry cupboards and providing access to the rear garden. On the upper level there is two well appointed double bedrooms and a shower room.

Further benefits include gas central heating, double glazing and large rear garden which is mainly laid to lawn.

This would be an excellent purchase for a variety of buyers due to its popular locale. Early viewing of this home is highly recommended to fully appreciate it.

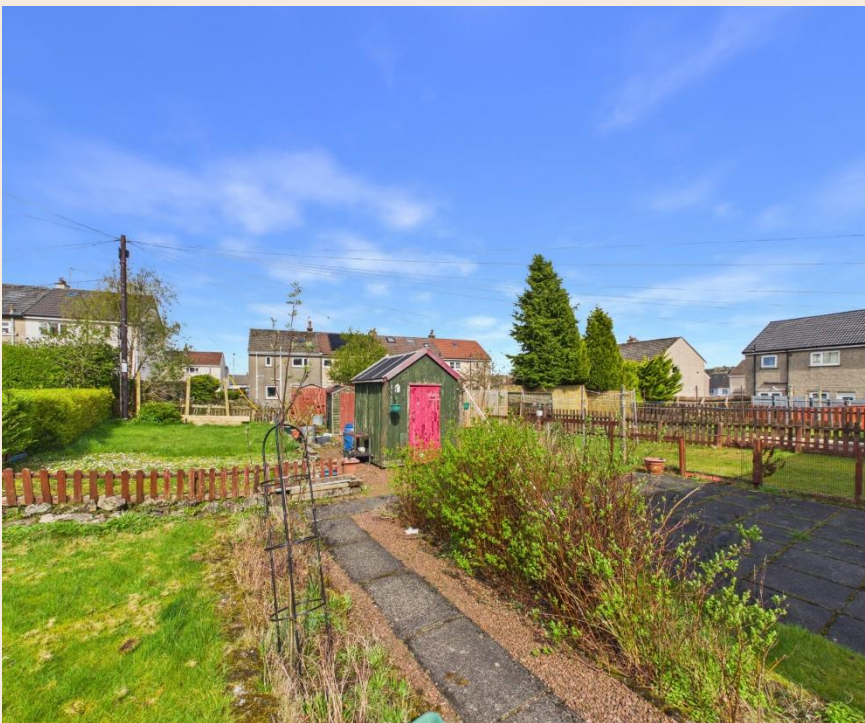
Renfrewshire Council, Tax Band B.

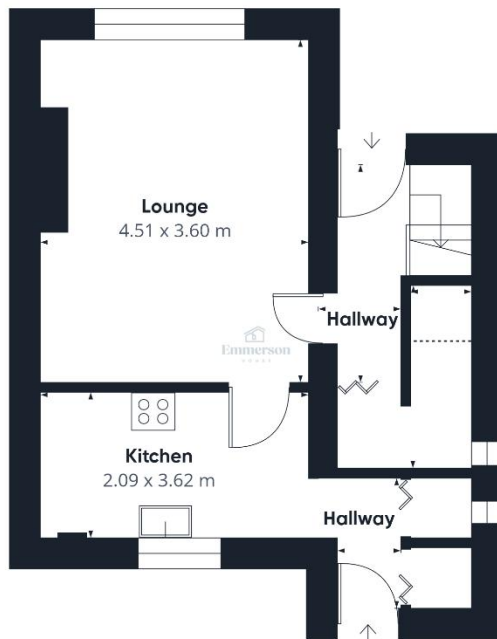
EPC Rating Band

Elderslie is a small village between Paisley and Johnstone in the historic County of Renfrewshire. It has a range of local shops, a selection of takeaways, pub and restaurants. The property is ideally located for Wallace Primary School and Nursery and for the local Golf Club, established in 1909. It is also well placed for access onto the motorway network to Paisley, Johnstone, Glasgow City Centre and the Airport and the west coast, Troon, Ardrossan and Irvine. Johnstone Railway Station is only 3 minutes` drive away and has services to Glasgow Central, Paisley, Troon and Stranraer. The motorway network also gives access to the popular west coast, Paisley and of course all the many facilities and amenities in and around Glasgow, with the City Centre being only some 14 miles away.

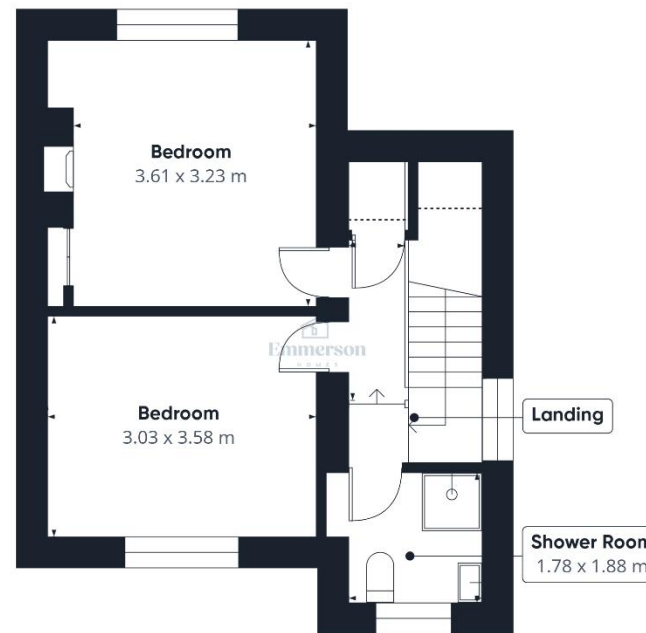
We are your local estate agents based in the heart of Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Ground Floor



First Floor



Approximate total area⁽¹⁾
64.6 m²
Reduced headroom
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

