



19 Balmoral Road
Elderslie | PA5 9QT

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Offers Over £210,000



19 Balmoral Road, Elderslie, PA5 9QT

This impressive 3 bed semi detached villa is presented to market in ever popular Elderslie area of Renfrewshire. The property enters by a large reception hallway giving access to ground floor apartments. The front facing formal living space boasts an impressive large window for maximum light exposure. There is a unique second living snug space connecting the kitchen / diner and provides a more informal area to enjoy time with family. The kitchen / diner sits within a rear extension, expanding the whole width of the house, and includes an impressive number of wall and floor mounted cabinetry, an abundance of worktop space, and space for white goods. The utility room is fitted with a handy sink and benefits from further wall and floor mounted cabinetry. The downstairs accommodation is completed with a neutrally decorated shower room including WC, basin, and heated chrome towel rail. Upstairs there are three well proportioned bedrooms. Bedrooms 1 and 3 are both front facing, with Bedroom 2 rear facing. Bedrooms 1 and 2 provide ample space for a double bed with storage, with bedroom 3 currently being used to house a single bed but could also be utilised as a handy home office space. The family bathroom benefits from full height wall panelling, shower over bath, heated chrome towel rail and contemporary built in WC / sink. Externally, the well manicured rear gardens are a pleasant sun trap to enjoy the summer Scottish sun and includes a raised paved area for seating, The property specification includes gas fired Vokera combi boiler, UPVC double glazed windows, and a multi car driveway to the front. Elderslie and the surrounding areas offer a variety of primary and secondary schools, and provide all usual amenities such as supermarkets, bars and restaurants. The popular Braehead shopping centre is just a short car journey away, and the nearby M8 motorway network connects the property to the remaining central belt with ease. Furthermore, Johnstone Train Station is a 10 minute walk away from the property with Glasgow Central Station being accessible within a 15 minute train journey.



All room measurements are taken at the longest and widest points:-

Ground Hallway: 3.70m x 1.80m

Living Room: 4.30m x 3.60m

Snug: 3.20m x 3.10m

Kitchen / Dining: 5.60m x 3.10m

Utility: 2.40m x 1.70m

Shower Room: 2.40m x 1.30m

Upper Hallway: 2.40m x 2.20m

Bedroom 1: 4.30m x 3.80m

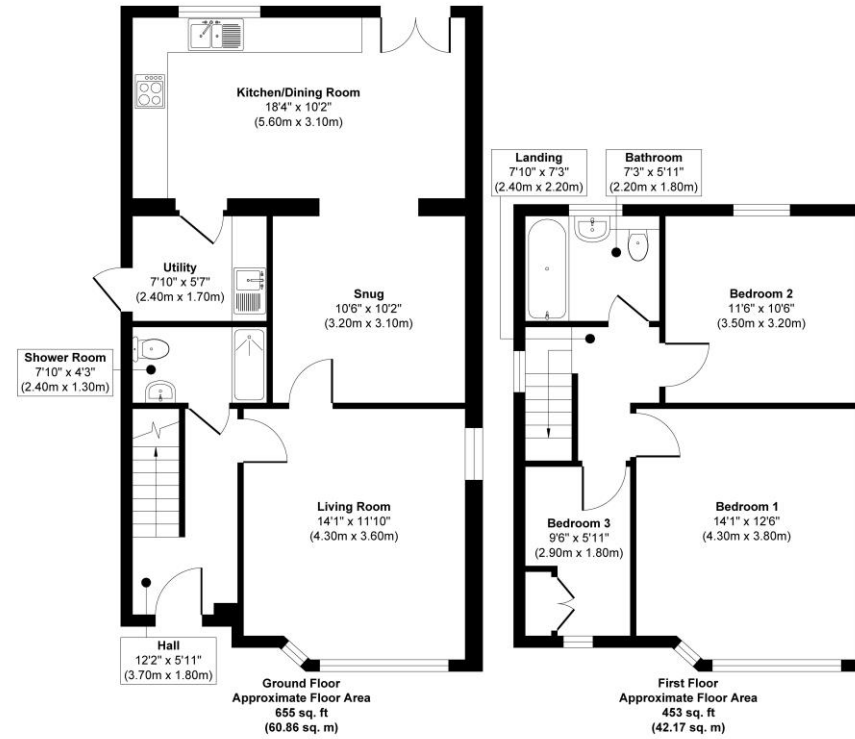
Bedroom 2: 3.50m x 3.20m

Bedroom 3: 2.90m x 1.80m

Bathroom: 2.20m x 1.80m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Approx. Gross Internal Floor Area 1108 sq. ft / 103.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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