



McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

42 Park Avenue
ELDERSLIE, RENFREWSHIRE, PA5 9HA

ELDERSLIE RENFREWSHIRE

Park Avenue is positioned within a popular area in the heart of Elderslie. The property is well positioned for public transport facilities and local shopping. Local transport links including Johnstone railway station provide quick and easy access to surrounding areas including Glasgow city centre, Glasgow International Airport, Braehead and Silverburn shopping centres. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport which is the main route for all the major tour operators and also has regular services southbound.

Primary and secondary schooling can be found nearby as well as Elderslie Golf Course which is a Willie Fernie designed parkland course and is a place where 'golf lovers' can take in a breathtaking views across the Kilpatrick Hills and on to the slopes of Ben Lomond.



Johnstone Square, Elderslie Golf Course



“...BREATHTAKING VIEWS
ACROSS THE KILPATRICK
HILLS AND ON TO THE
SLOPES OF BEN LOMOND...”

42 PARK AVENUE

A WELL MAINTAINED AND SPACIOUS TWO BEDROOM LOWER COTTAGE VILLA - WITH AN ENVIABLE PRIVATE GARDEN TO THE REAR

Part Exchange available. McEwan Fraser Legal are delighted to present to the market this well maintained and spacious lower cottage villa, tucked away in a popular pocket of Elderslie. The property offers spacious and light filled accommodation all on the one level and is offered to the market in walk-in condition which is finished to a high standard throughout. It has been upgraded by the current owners who have created a fabulous family home which is fit for today's modern living.

Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallways allows access to all apartments. A bright and airy lounge is flooded with natural light from the front facing windows, which also offer an interesting outlook. The kitchen has been beautifully fitted to include a good range of floor and wall mounted units with a striking worksurface. It further benefits from an integrated oven, hob and hood with space

provided for a washing machine and free standing fridge freezer.

The property offers two good sized bedrooms, both of which have a range of furniture configurations and space for additional free-standing furniture if required. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally, to the front there is a low maintenance garden and driveway providing off-road parking for two vehicles. To the rear of the property there is a fully enclosed private garden which is a real suntrap in summer months and a popular spot with all members of the family and will no doubt be the hub of the home. The Summer House is insulated, carpeted and has a BT phone line as well as electricity. Gas central heating and double-glazing has been provided throughout to create a warm, yet cost effective way of living all year round.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 2.30m (7'7")
Master Bedroom	4.10m (13'5") x 3.70m (12'2")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²) - 68m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, floor coverings, light fittings and fixtures,
curtains, blinds, washer/dryer, dishwasher and fridge
freezer, small shed and garden storage chest.

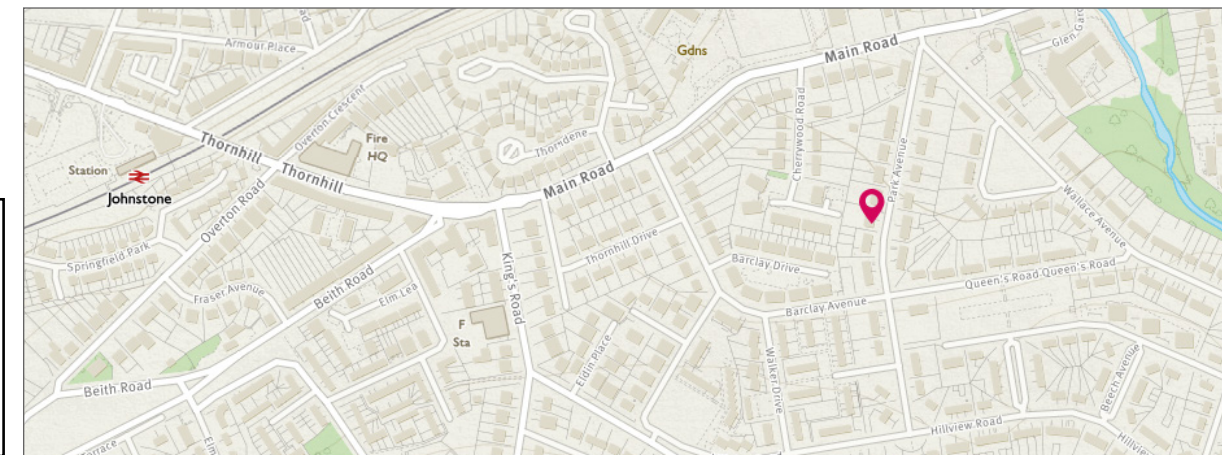
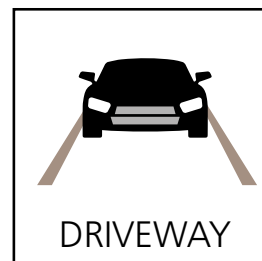
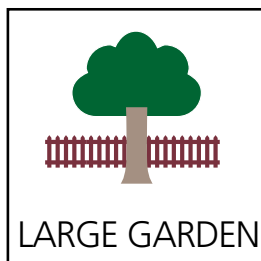


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DIANE KERR
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer