



12 Glenpatrick Road, Elderslie, Johnstone, PA5 9AP

Offers Over £220,000

- Charming Semi-Detached Family Home
- Spacious Lounge Reception
- Contemporary Family Shower Room
- GCH DG & Private Driveway
- Close to All Local Amenities
- 3 Bedrooms
- Well Appointed Dining Kitchen
- South Facing Elevated Rear Gardens
- Proximity to Excellent Transport Links
- EER - D

12 Glenpatrick Road, Johnstone PA5 9AP

CLOSING DATE THURSDAY 17th @ 12PM

Nestled on the charming Glenpatrick Road in Elderslie, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The location itself is a significant draw, offering a peaceful residential setting while remaining conveniently close to local amenities and transport links.

This semi-detached house on Glenpatrick Road presents an excellent opportunity for those looking to settle in a friendly community. With its ample space and practical features, it is a property that truly deserves your attention.



Council Tax Band: D



CODA



CODA

This property exudes warmth and charm from the moment you step across the threshold. A convenient entrance vestibule opens to an inviting reception hallway from which all of the lower accommodation is accessed. There is a spacious front facing lounge and well appointed kitchen diner. The kitchen boasts a range of floor and wall mounted units, wooden work surfaces, double Belfast sink, and integrated appliances including fridge, freezer, oven, induction hob, washing machine, and dishwasher. The kitchen also offers a large dining area with patio doors leading to the home's beautiful south-west facing rear garden. Under stairs is a large storage area with space for appliances. Upstairs you will find three generously portioned bedrooms with the master a particularly impressive space. The family bathroom has been recently upgraded and hosts a 3 piece shower suite with contemporary wet wall finish. The afore-mentioned rear gardens are elevated with a mix of lawn, mature shrubbery, and perennial flowers. Further benefits to this beautiful home are double glazing, GCH with a new boiler, and private driveway.

Location - Nestled in the heart of Renfrewshire, Elderslie is a welcoming and well-connected village that offers the perfect blend of community spirit, scenic surroundings, and convenient access to nearby towns and cities. Best known as the birthplace of Scottish hero William Wallace, Elderslie carries a rich historical legacy while offering all the comforts of modern living.

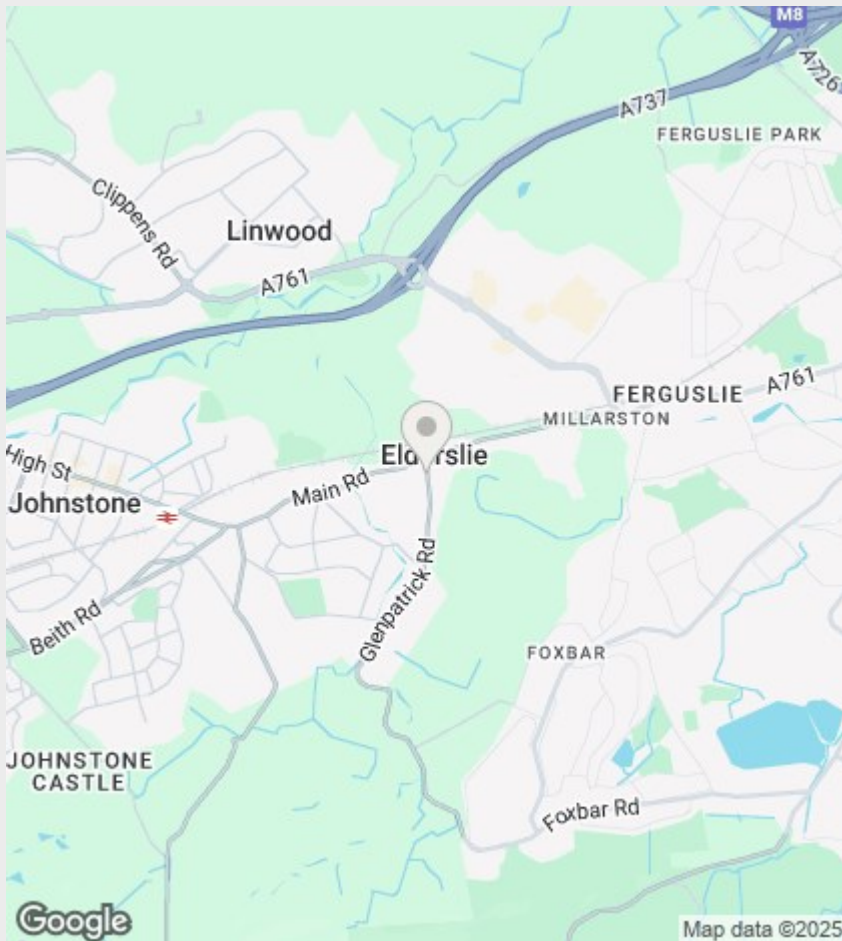
This sought-after location is just a short drive from Paisley and Glasgow, making it ideal for commuters and families alike. With excellent local amenities, including quality schools, shops, and leisure facilities, Elderslie is a place where you can settle in with ease.

Surrounded by beautiful countryside and green spaces, the area also offers plenty of opportunities for outdoor pursuits, from riverside walks along the River Cart to nearby golf courses and nature trails. Residents enjoy a peaceful village atmosphere while benefiting from strong transport links, including nearby Johnstone railway station, regular bus routes, and easy access to the M8 motorway.

Whether you're a first-time buyer, a growing family, or looking to downsize, Elderslie delivers a lifestyle that balances tranquillity with accessibility – a true gem in Renfrewshire's property market.

Home Report Available on Request
Council Tax -Renfrewshire Band D
EER - D
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

Viewings

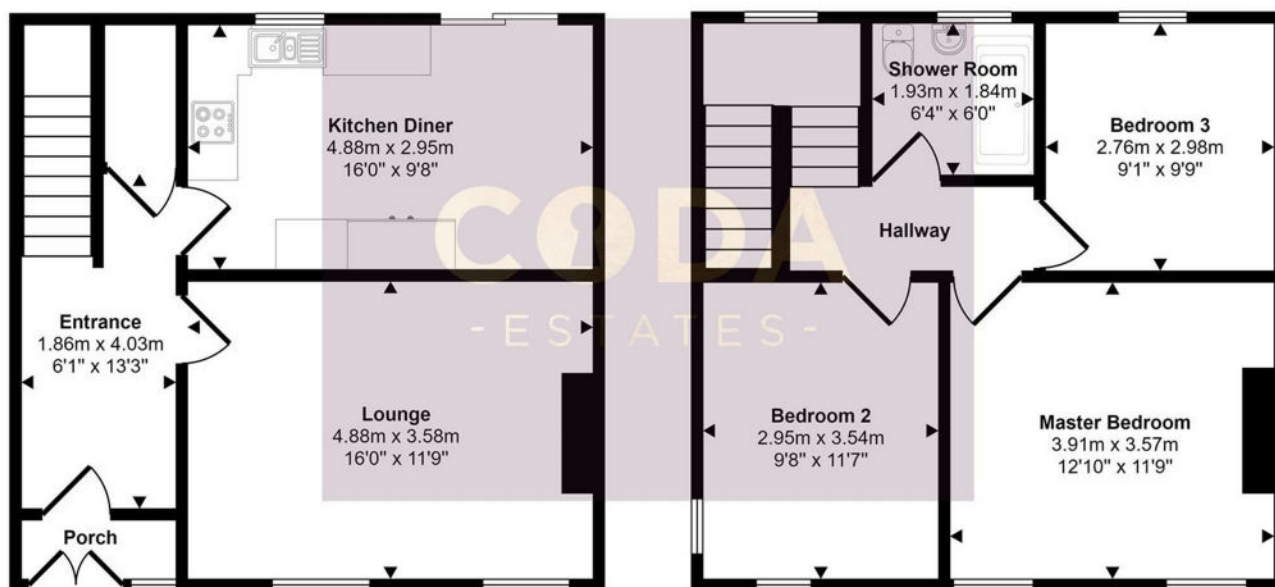
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Approx Gross Internal Area
92 sq m / 991 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.