




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

29 Williamson Place

ELDERSLIE, JOHNSTONE, PA5 9DW



ELDERSLIE

JOHNSTONE, PA5 9DW

29 Williamson Place 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 providing quick and easy access to surrounding areas including Glasgow City Centre, 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 breathtaking views across the Kilpatrick Hills and onto the slopes of Ben Lomond.

29 WILLIAMSON PLACE

ELDERSLIE, JOHNSTONE, PA5 9DW

We are delighted to offer to the market this spacious and tastefully decorated three bedroom, mid-terraced villa split over two levels positioned in a popular pocket of Elderslie. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

The formal open plan lounge come kitchen is flooded with natural light from the window to the front aspect and provides an interesting outlook. The kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. The first-floor accommodation offers three well-proportioned bedrooms. All of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms could be transformed into a wide variety of things such as study/hot office for those working from home. A contemporary family bathroom suite completes the impressive accommodation internally.

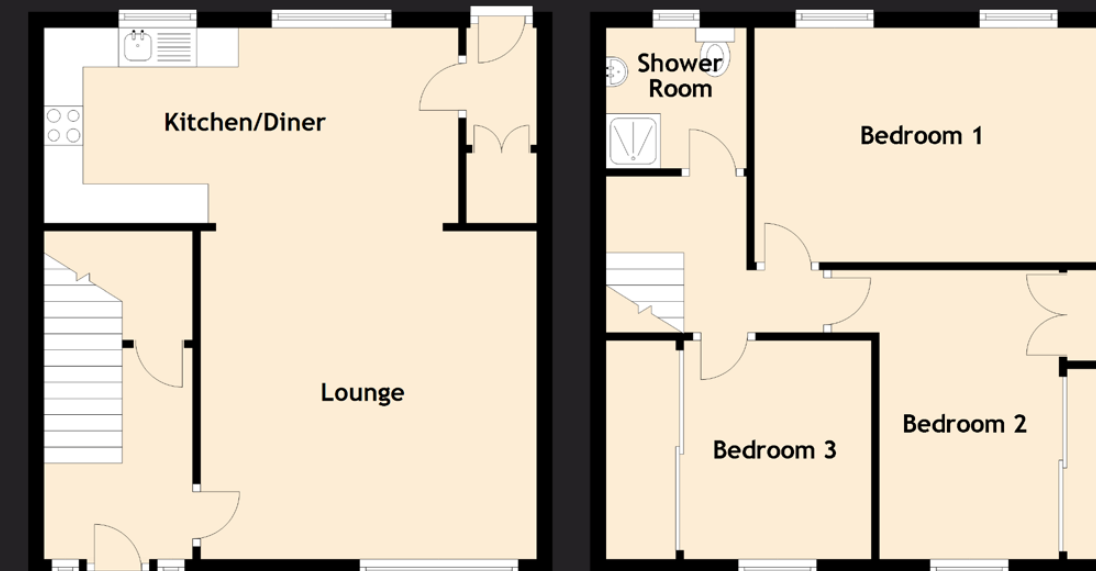
Externally the property has private front and rear gardens. The rear garden is fully enclosed providing a safe environment for children. It is also a real suntrap, especially in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



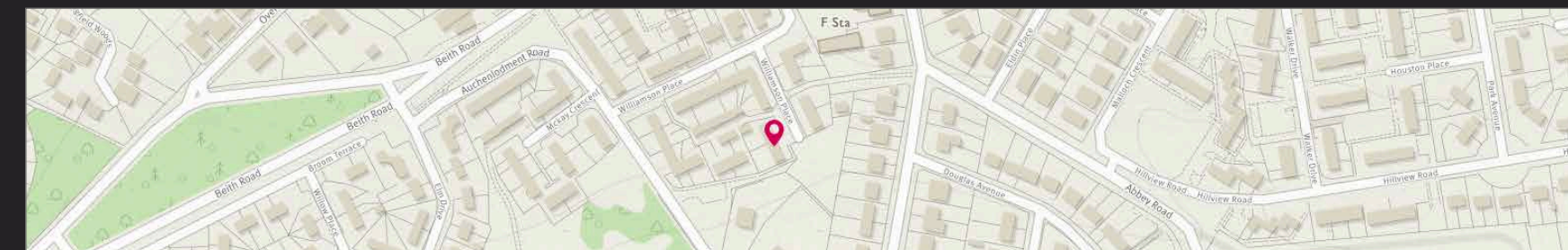
Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'9")
Kitchen/Diner	5.30m (17'5") x 2.50m (8'2")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.91m (9'7")
Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Shower Room	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 85m²

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer