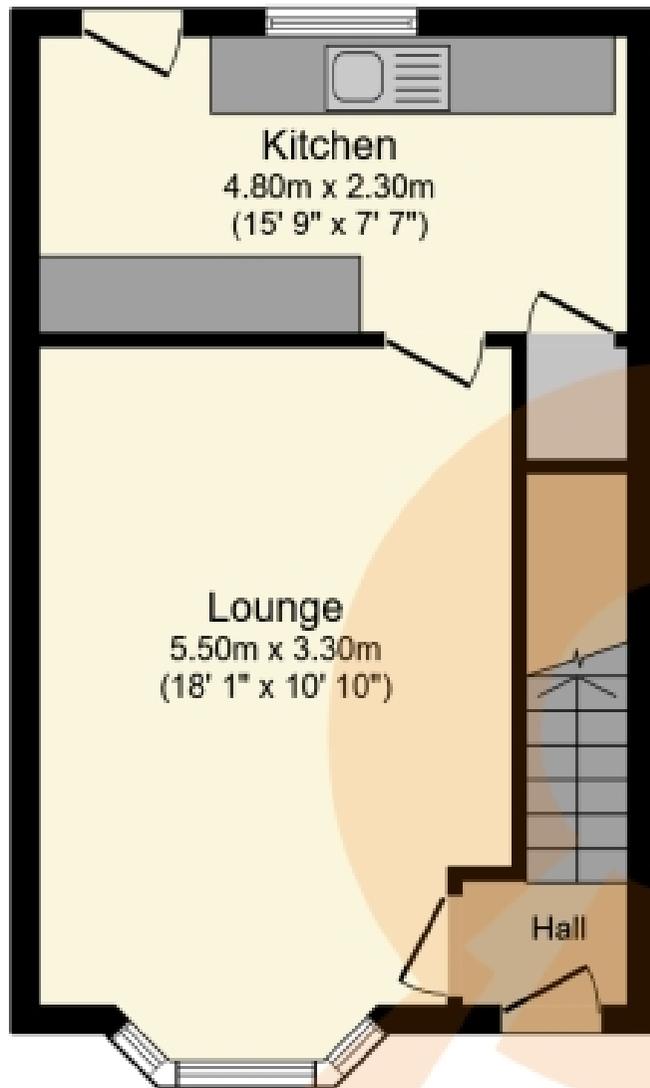




31 Douglas Avenue, Elderslie

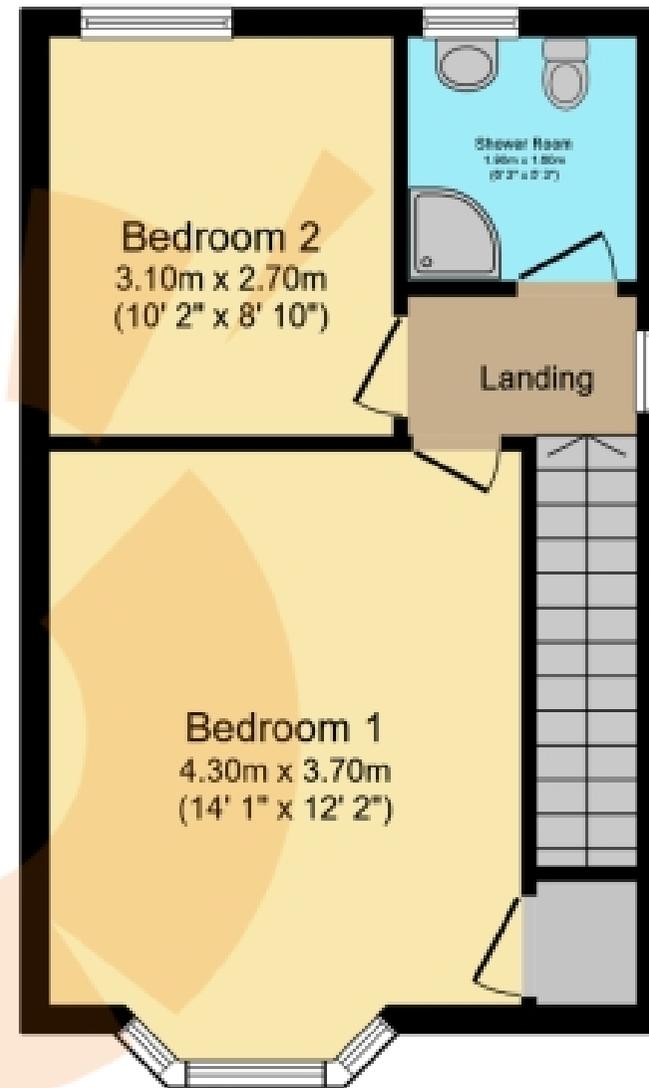
Offers Over £179,995





Ground Floor

Floor area 35.2 m² (379 sq.ft.)



First Floor

Floor area 35.2 m² (379 sq.ft.)

TOTAL: 70.4 m² (758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**BOOM !! *CHARMING END TERRACE HOME* *REFURBISHED THROUGHOUT* *WELL MAINTAINED PRIVATE REAR GARDEN* MODERN DÉCOR THROUGHOUT*
*PRIVATE GARAGE*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No 31 Douglas Avenue, a charming end of terrace home within the ever-popular Elderslie locale. This two bedroom property has been recently upgraded and makes the perfect family home or downsizing opportunity.

To the front of the property sits a mature garden with well-maintained shrubbery. The paved pathway leads up to the door of No.31. upon entering, you are greeted with a welcoming entrance hallway which gives access to the lounge. The lounge boasts excellent dimensions and benefits from the charming bay windows which let in an abundance of light. The focal point fireplace with marble surround provides a stunning centrepiece to the room while also creating a cosy spot during the winter months.

The kitchen has been newly renovated and hosts an array of chic grey base and wall cabinetry. White marble effect counter tops and white subway tile splashbacks create a fashionable yet effective workspace. An array of integrated appliances can be found in the kitchen including a four-ring induction hob and oven. A breakfast bar creates an ideal spot to sit with your morning coffee.

The upper level of the property is home to the two sizeable bedrooms, each decorated in trendy neutral colours and quality wood effect flooring. Finally, on the upper level, you will also find the large family bathroom. The fully tiled bathroom has been recently refurbished and consists of a luxurious walk-in shower, w.c, and wash hand basin.

To the rear of this fantastic home sits the extensive rear garden. The garden is fully enclosed and is surrounded by luscious mature shrubbery. Whimsical stepping stones lead to the bottom of the garden where a sociable decking area can be found.

There is a private garage to the back of the property providing plenty of safe off-street parking or even extra storage! The property benefits from brand new double glazing and gas central heating, keeping your home comfortable all year long.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

Elderslie has several local eateries, including cozy cafes and traditional pubs. Transport links are convenient, with regular bus services connecting residents to nearby towns like Paisley and Johnstone, and Glasgow is easily accessible by train from Johnstone or by car via the M8 motorway, making commuting straightforward.

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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com