



SOLICITORS & ESTATE AGENTS



**Lower Cottage Three Bedroom Flat
9 Old Road, Elderslie PA5 9EQ
Offers Over £100,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

This attractive main door, lower cottage three bedroom flat is presented in true walk in condition and is set within a popular and well established residential pocket of Elderslie. The property offers generously proportioned, all on one level accommodation, finished in neutral, modern tones throughout, and will appeal to a wide range of purchasers including first time buyers, families, and downsizers.

Access is gained via a private main door entrance leading into a welcoming vestibule, which opens into a spacious internal hallway providing access to all principal apartments. The bright and comfortable living room is finished to a high standard and features an electric fireplace built into a stylish media effect feature wall, creating an attractive focal point and a warm, contemporary living space.

The modern kitchen is fitted with white high gloss units complemented by wood effect worktops, offering excellent preparation space and a great level of storage. Off the kitchen is a useful utility area, providing additional storage and space for appliances, with access through to the rear porch which offers further practicality and direct access to the garden.

The property offers three well proportioned bedrooms, all finished in fresh, neutral décor. The principal bedroom benefits from built in mirrored wardrobes, providing excellent storage while enhancing light and space. The remaining bedrooms are versatile and well sized, suitable for family use, guest accommodation, or home working. The modern shower room is finished with wet wall panelling, creating a sleek, low maintenance and contemporary finish. Further benefits include gas central heating, double glazing and excellent storage throughout the property.

Externally, the property enjoys private rear garden space, ideal for relaxing or entertaining. A particular highlight is the summer house, which offers fantastic versatility and could be used as a home office, hobby room, gym, or additional storage.

The property is located within the popular village of Elderslie, which is well served by local shops, schools, and leisure facilities. Paisley town centre is nearby, offering a wider range of shopping and dining options, while excellent road and public transport links allow for easy commuting to Glasgow and surrounding areas.

EPC Rating

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Measurements

Lounge	9'11" x 17'7" 3.03 m x 5.35 m
Kitchen	9'10" x 9'7" 3.00 m x 2.92 m
Bedroom 1	11'6" x 9'5" 3.51 m x 2.88 m
Bedroom 2	9'10" x 11'10" 3.00 m x 3.62 m
Bathroom 3	7'8" x 11'10" 2.34 m x 3.62 m
Shower Room	5'2" x 6'2" 1.58 m x 1.88 m



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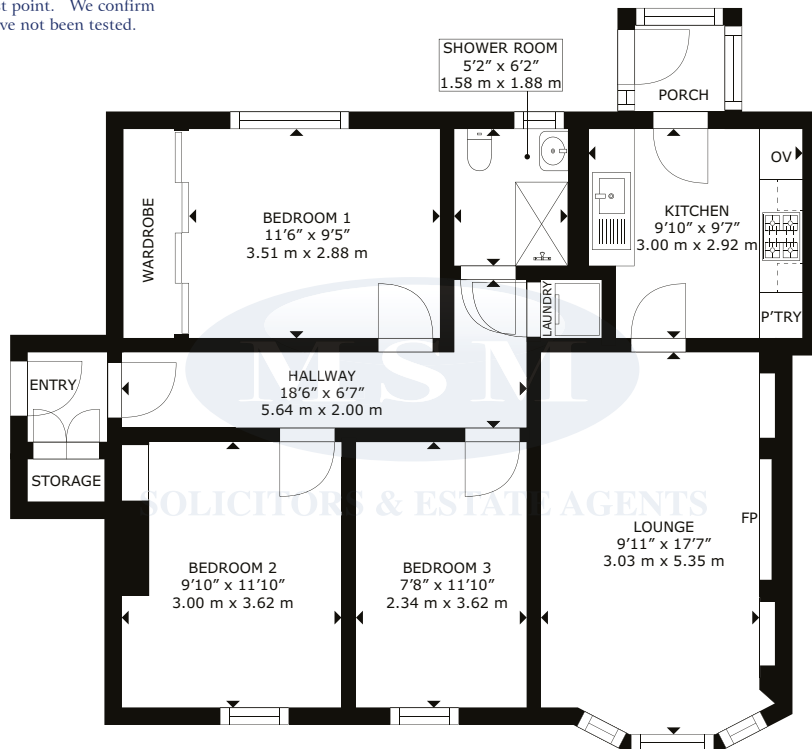
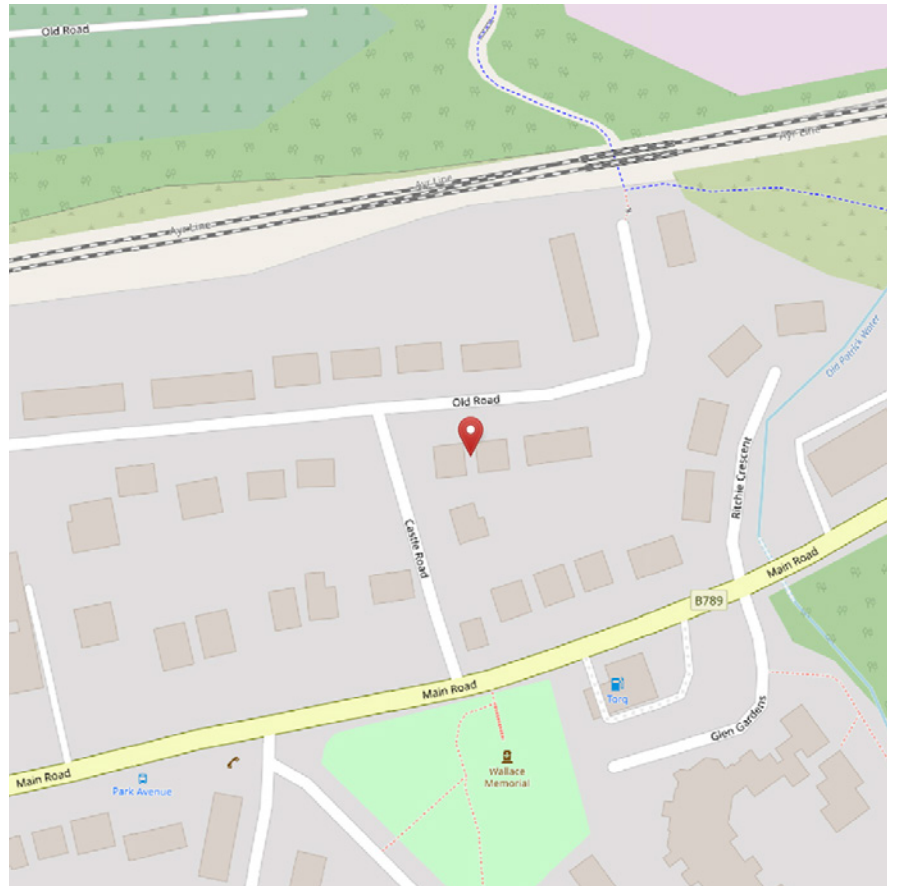
Travel Directions

From MSM at 51 Moss Street, exit onto Causeyside Street and continue west, following signs for Elderslie. Proceed onto the A761, passing through residential areas and continuing straight as the road leads into Elderslie. Continue along the A761, then turn left onto Old Road, where number 9 can be found a short distance along on the left-hand side. The journey typically takes around 10 minutes by car, depending on traffic, from Paisley.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN : 822 sq. ft., 76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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