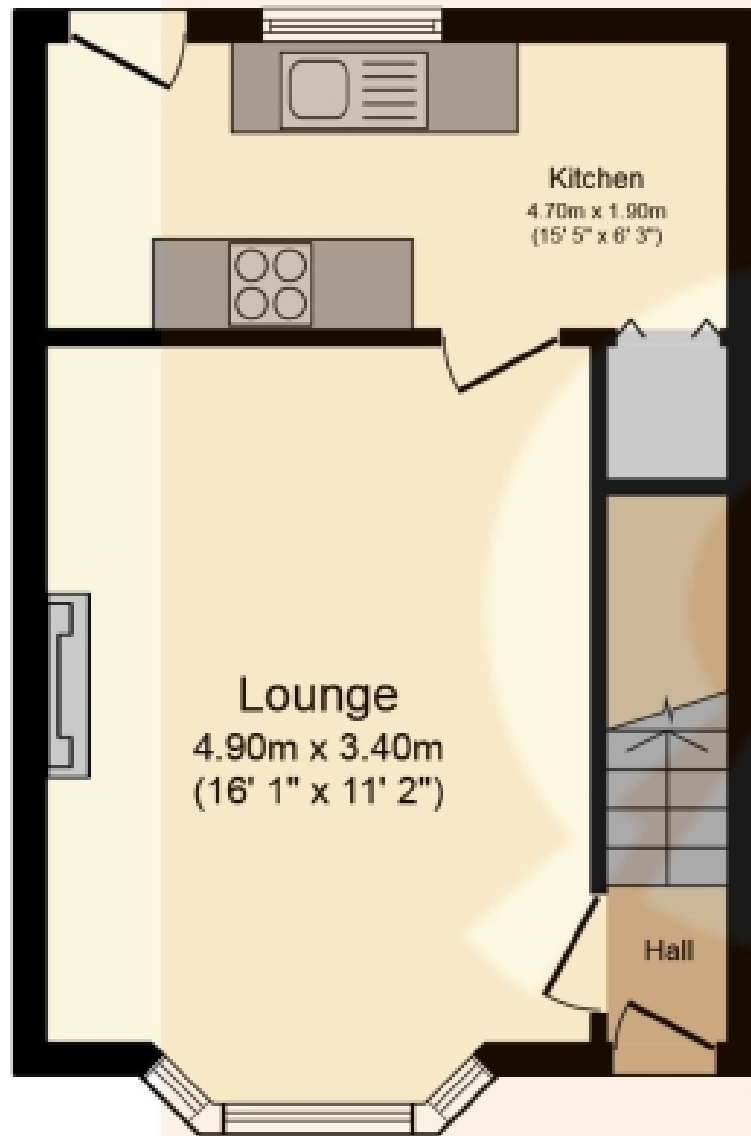




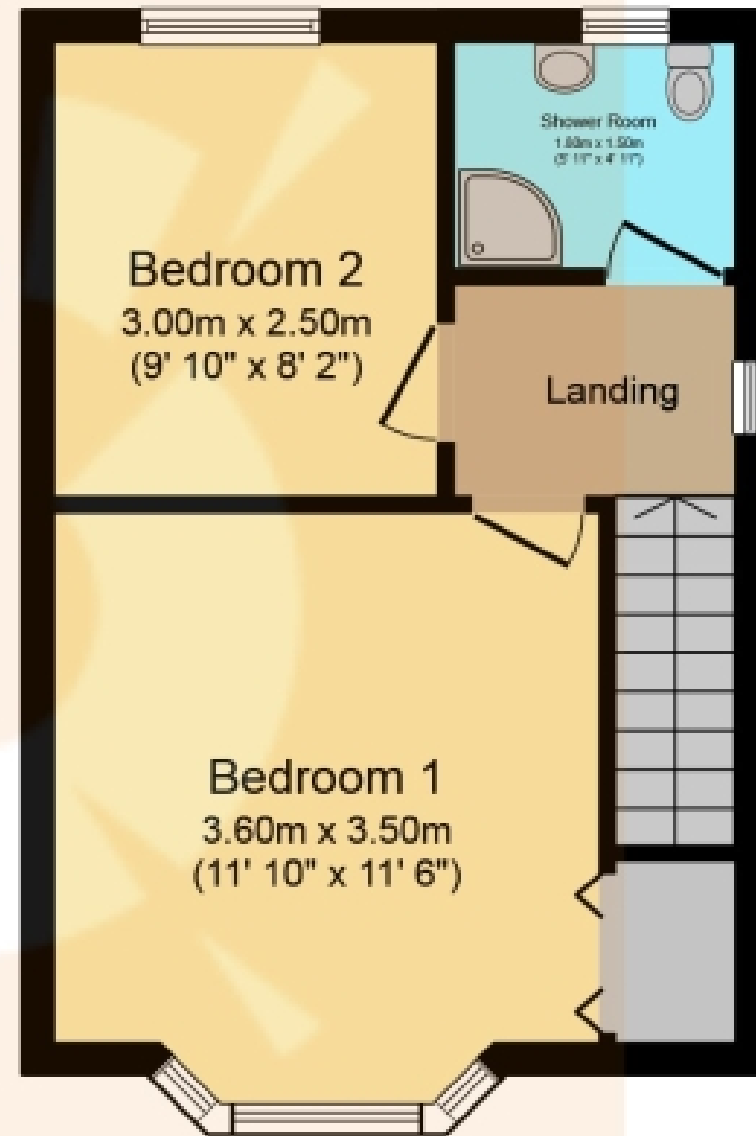
**22 Douglas Avenue, Elderslie**

**Offers Over £165,000**





**Ground Floor**



**First Floor**

Total floor area 60.8 sq.m. (655 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\*FANTASTIC FAMILY HOME\*\* BEAUTIFULLY MANICURED GARDENS & EXTENSIVE DRIVEWAY\*\* GENEROUS PROPORTIONS THROUGHOUT\*\*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Situated within the highly sought-after Elderslie locale, No.22 Douglas Avenue is a fantastic end-terraced home offering spacious accommodation. The home is ideally situated close by to a host of great local amenities & excellent public transport links making for a fantastic family home or first-time purchase.

The front of the home is beautifully presented with a manicured lawn section and extensive multicar driveway for up to four cars with a paved walkway leading to the front entrance. The family lounge boasts impressive dimensions complimented by an abundance of light through bay window formation and neutral décor paired with a warming multifuel burner for a relaxing ambience.

The fitted dining kitchen houses an array of white wall and base mounted units paired with oak effect worktops for an efficient workspace. There is also plentiful room for freestanding appliances where desired as well as ample dining room.

Into the upper level are two generously proportioned double bedrooms with Bedroom One boasting an in-built wardrobe. Completing the property internally is a fully tiled shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin.

To the rear is a beautifully maintained and fully enclosed garden space, predominantly laid to lawn with a sociable patio area and detached garage, the garden is a great space for children & pets alike.

The property benefits from double glazing and gas central heating creating a delightful warmth throughout.

The property is well-located, nearby to a host of local amenities, local transport links and is ideally situated for the well-regarded Wallace Primary School. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Elderslie has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services closeby. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

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. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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