



## 33 Kings Road, Elderslie, Johnstone, Renfrewshire, PA5 9LY

Well Presented, Three-Bedroom, Detached Bungalow with Gardens & Driveway

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# Property Description

This well-presented three-bedroom detached bungalow offers generous living space, superb gardens, and a private driveway, ideal for families or those seeking a peaceful retreat. Located in a quiet residential pocket of the picturesque village of Elderslie, just 11 miles west of Glasgow city centre.

Comprises an entrance vestibule, hall, living room, kitchen, dining room, three bedrooms, an en-suite shower room, and a ground-floor family bathroom.

Highlights include a stylish kitchen with appliances, contemporary bathroom suites, and quality flooring throughout. In addition, features include a bay window and fireplace for the lounge, stained glass doors, gas central heating and double glazing.

Externally, the property boasts a front garden with a lawn and driveway, while a generous rear garden includes a lawn, a large shed, a decked patio, and a greenhouse, with mature shrubbery throughout.

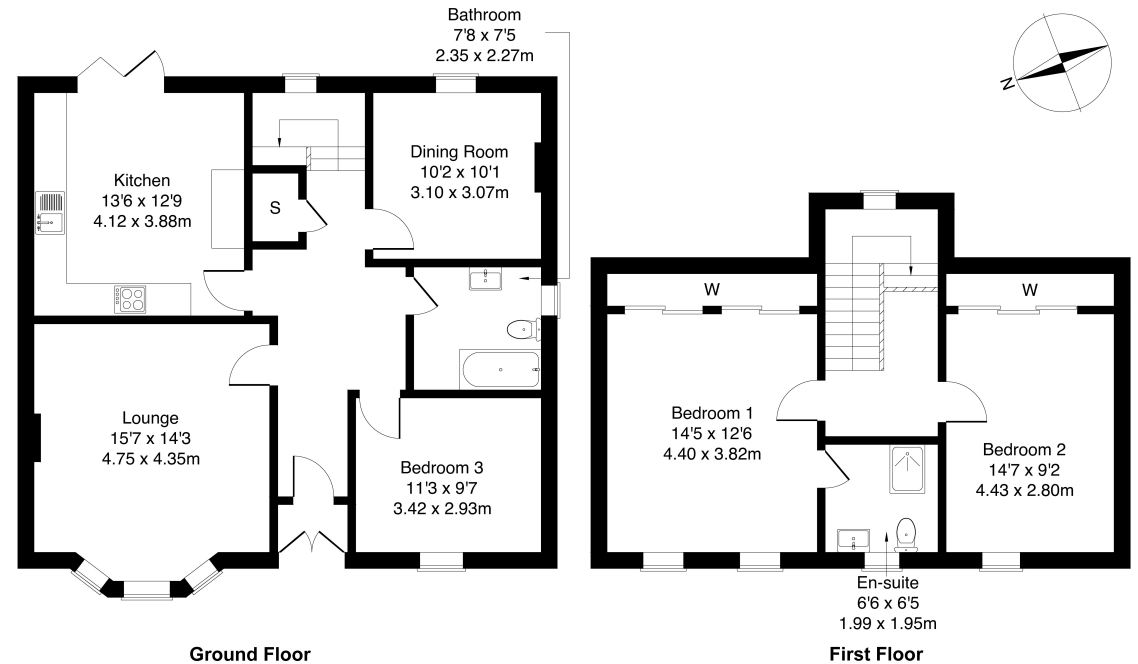
The property opens with a welcoming entrance vestibule leading into a central hallway, complete with convenient storage and stairs to the upper level. Enjoying a bright westerly aspect, the spacious living room is flooded with natural light from a charming bay window and features a fireplace and wood-effect flooring. A separate dining room to the rear offers the perfect setting for entertaining, with views over the garden. The well-proportioned kitchen also overlooks the rear garden and boasts modern fitted units, wood-effect worktops, a tiled splashback, and an integrated hob and double oven, with patio doors providing direct access to the outdoor space.

A ground-floor double bedroom sits to the front of the home, while the stylish family bathroom includes a modern three-piece suite with a rainfall shower over the bath, ladder-style radiator, and contemporary tiled finishes. Upstairs, the generous master bedroom features twin Velux-style windows, built-in mirrored wardrobes, and an en-suite shower room. A further double bedroom, also with mirrored wardrobes, completes the accommodation.



**33 Kings Road, Elderslie, Johnstone PA5 9LY**

Approximate Gross Internal Area: (1410 sq ft - 131 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Nestled between the towns of Paisley and Johnstone, Elderslie is a picturesque village renowned as the birthplace of William Wallace. Located just 11 miles west of Glasgow city centre, it offers an ideal setting for commuters with excellent transport links by car, train, and bus. The A737 is easily accessible, and Johnstone railway station lies less than a mile away. The area benefits from well-regarded local schools and a variety

of shops, restaurants, and everyday amenities. For a wider retail and leisure experience, Phoenix Retail Park is just a short drive away, offering supermarkets, dining options, and a cinema. Residents can also enjoy scenic riverside walks along the Old Patrick Water or explore the expansive green spaces of Gleniffer Braes Country Park, perfect for outdoor activities and family outings.













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