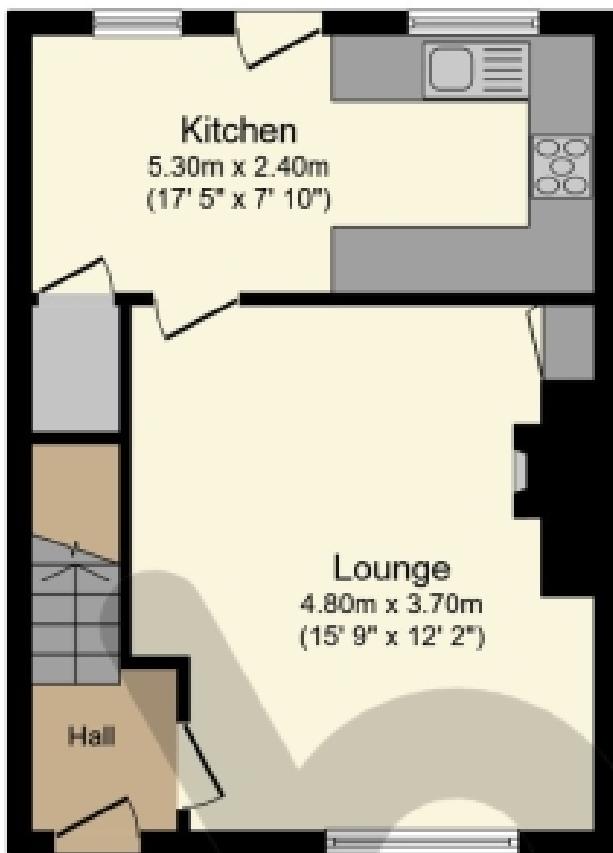




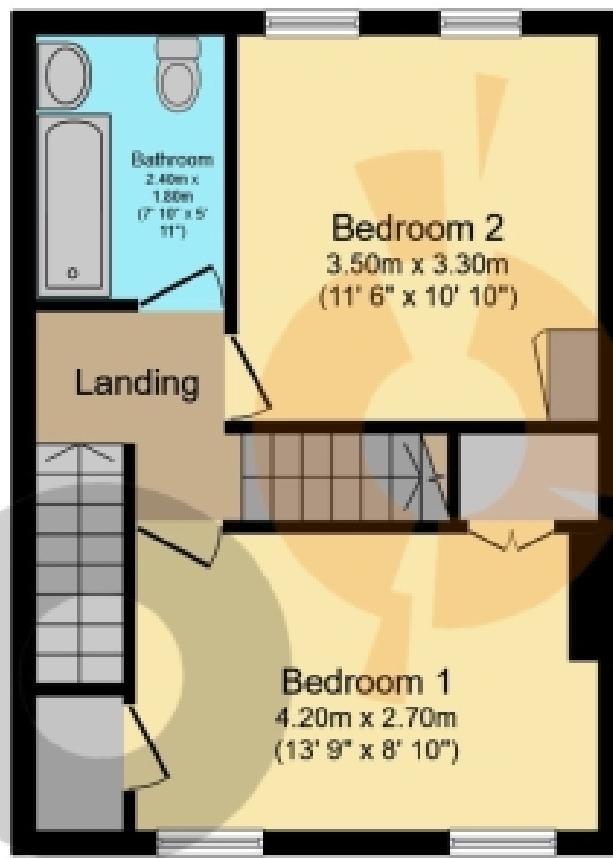
**6 Beech Avenue, Elderslie**

**Offers Over £135,000**

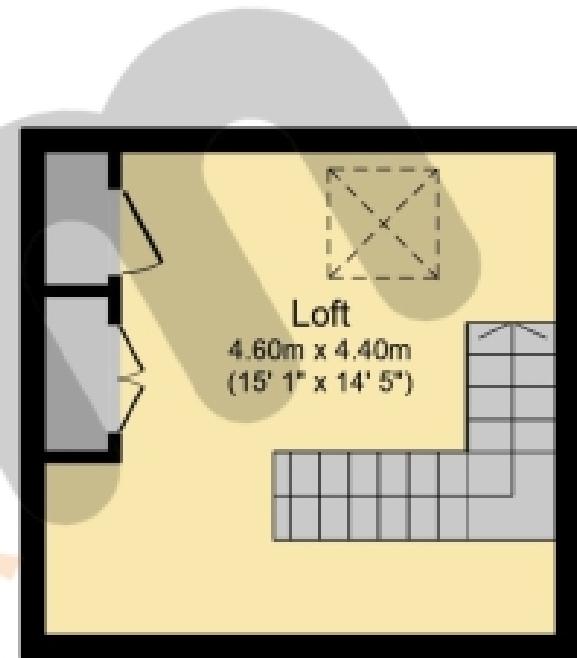




**Ground Floor**  
Floor area 36.7 sq.m. (395 sq.ft.)



**First Floor**  
Floor area 36.7 sq.m. (395 sq.ft.)



**Second Floor**  
Floor area 20.3 sq.m. (218 sq.ft.)

**Total floor area: 93.7 sq.m. (1,009 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](http://www.Propertybox.io)

## THE PROPERTY

Welcome to No.6 Beech Avenue, a beautifully renovated home, ideally situated in the desirable Elderslie locale. The property is presented in true walk-in condition making a fantastic family home, close to a host of local amenities and transport links.

No stone has been left unturned with the immaculate presentation of this home from the outside in. You're welcomed into No. 6 through a bright and inviting reception hallway leading to the family lounge in the first instance. The lounge has been freshly decorated in neutral tones that complement the generous dimensions.

The contemporary dining kitchen is fitted with high gloss white wall and base mounted units paired with contrasting solid granite countertops. The kitchen further benefits from quality integrated appliances including a five-ring gas cooker, oven, microwave and fridge as well as plenty of dining space for the whole family to enjoy.

Into the upper level are two spacious double bedrooms both holding excellent built-in storage solutions. The modern three-piece family bathroom comprises of bathtub with overhead shower, W.C. and wash hand basin enclosed within a vanity unit.

A fixed staircase provides access to an impressive, floored loft, a highly versatile space offering flexible accommodation for a multitude of uses.

To the rear of No. 6 is an extensive and fully enclosed garden. Predominantly laid to lawn with a sociable patio area provides the perfect space for children and pets alike.

Ideally located just short distance to Johnstone town centre which offers a great selection of local amenities including shops, eateries supermarkets and transport services. 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. For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

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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.

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