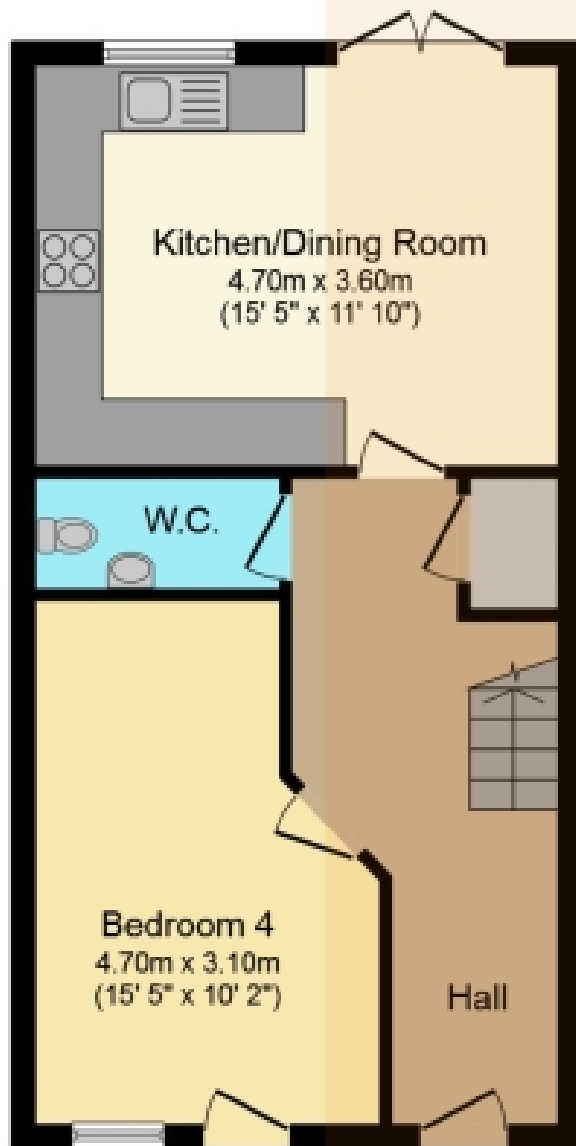




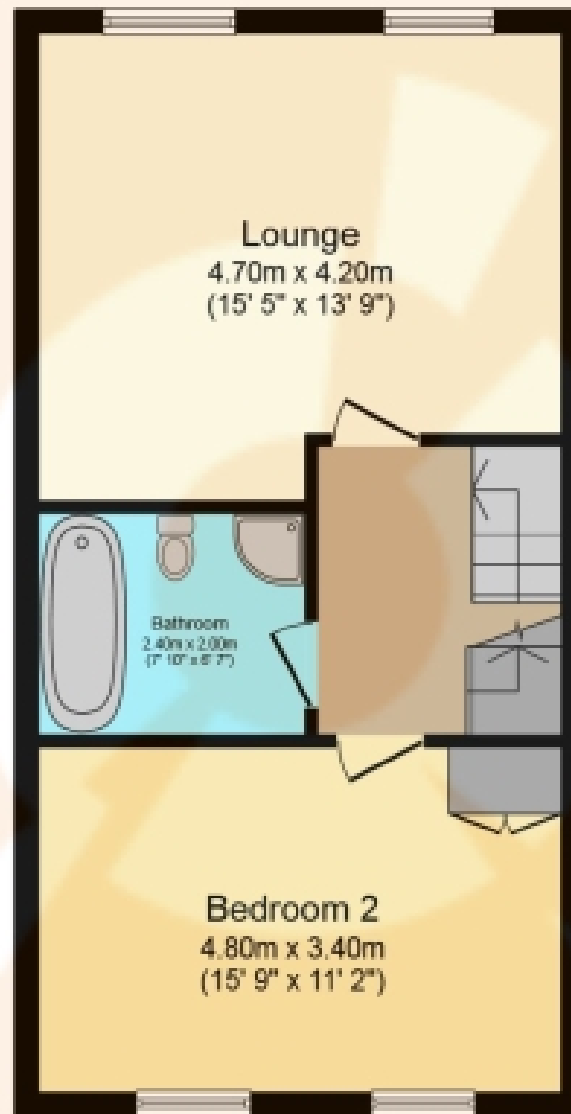
**6A Kings Road, Elderslie**

**Offers Over £229,995**

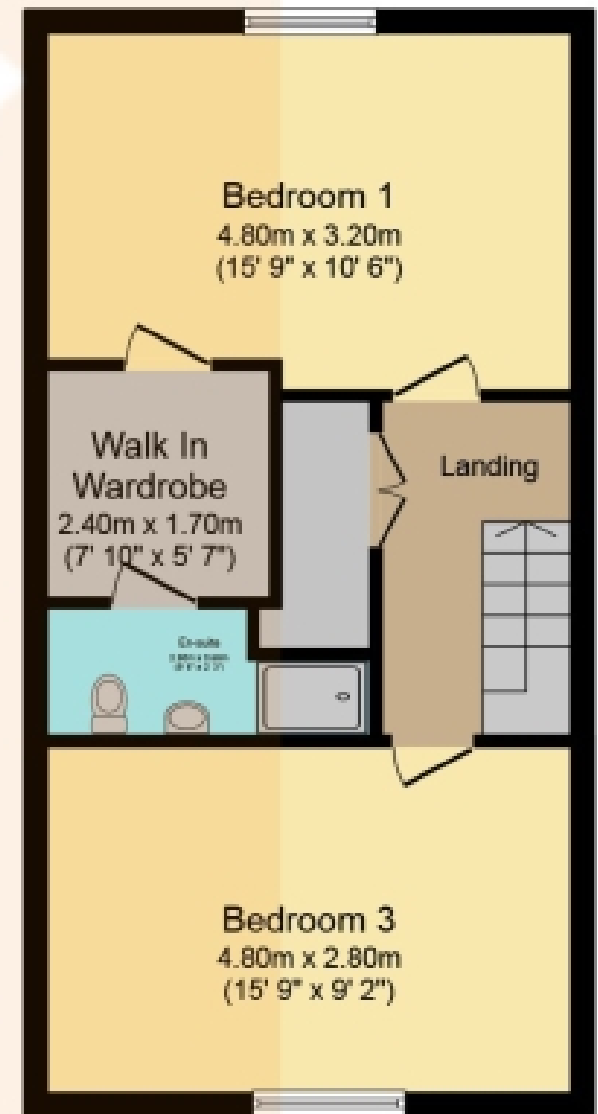




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 133.9 sq.m. (1,442 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

**\*CONTEMPORARY TOWNHOUSE PRESENTED IN WALK-IN CONDITION\*CONVERTED GARAGE WITH OWN DOOR ACCESS\*BEAUTIFULLY MAINTAINED REAR GARDEN\*FLEXIBLE ACCOMMODATION.** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report. Discover modern family living at No.6A Kings Road, Elderslie – an exceptional end-terraced townhouse that defines the essence of contemporary elegance. This stunning home is presented in true walk-in condition and offers the perfect space for families seeking both style and practicality. Situated within the sought-after Elderslie locale, this property enjoys proximity to a wealth of amenities and excellent public transport links.

As you approach the home, you're greeted by a multicar monobloc driveway and paved walkway that leads you to the front entrance, setting the tone for the elegance that awaits. The garage has been thoughtfully converted into a clinic, complete with its own private entrance. This makes it perfect for a small business venture or an additional bedroom with independent access.

Upon stepping through the main entrance, you're welcomed by a warm and inviting reception hallway, setting the tone for the rest of the property. On the ground floor, you'll find a stunning dining kitchen, with an array of white wall and base mounted cabinetry paired with granite effect worktops; this kitchen combines style and functionality effortlessly. Quality integrated appliances, including a four-ring gas cooker, oven, fridge freezer, dishwasher, and washing machine. Ample dining space, gorgeous wall panelling, and an abundance of natural light through chic French doors make this room the heart of the home. A simple yet elegant W.C. completes the ground floor.

As you ascend to the first floor, you'll discover a charming family lounge with neutral tones and continued wall panelling, creating a cozy and inviting atmosphere. A four-piece family bathroom offers a bathtub, W.C., walk-in shower cubicle, and a wash hand basin. Bedroom Two, generously proportioned with sliding mirrored built-in wardrobes, awaits your personal touch.

The second floor unveils Bedroom One, boasting a walk-in wardrobe leading into an en-suite shower room, providing a private oasis. Completing the top floor is Bedroom Three, ready to adapt to your family's needs.

Step into the beautifully landscaped rear garden, a low-maintenance paradise that's fully enclosed for privacy. A sociable decking area and stone chipping section offer the perfect space for relaxation, entertainment, or play.

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.

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