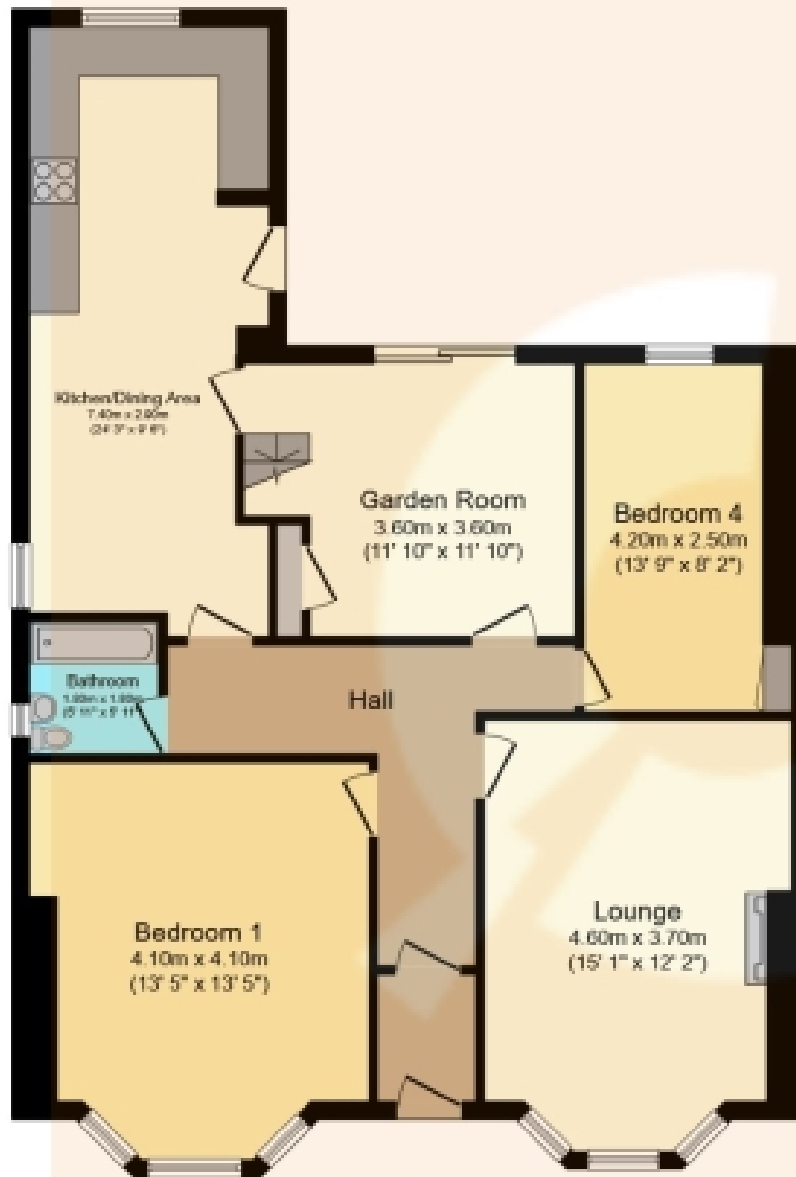




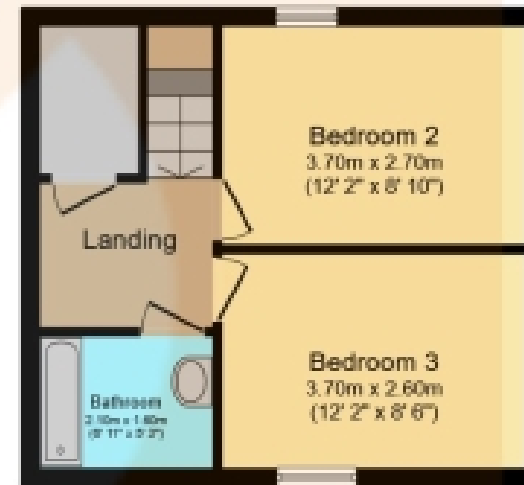
**Windyknowe, 30 Kings Crescent, Elderslie**

**Offers Over £319,995**





**Ground Floor**



**First Floor**

Total floor area 127.5 m<sup>2</sup> (1,372 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

Nestled in the heart of Elderslie, Windyknowe, No. 30 Kings Crescent is a charming, detached bungalow situated in a sought-after village. This stunning property boasts an elevated position and offers excellent off-street parking solutions via the extensive multi-car driveway leading to detached garage. The front garden is kept low maintenance with mature shrubbery and is predominantly laid to lawn.

First impressions are everything, and this is certainly the case upon stepping into the welcoming entrance hallway, adorned with wood-effect flooring. The family lounge boasts impressive dimensions and ceiling heights. Natural light floods the room, thanks to the large bay window formations, and the traditional feature fireplace creates a true focal point as well as providing a delightful warmth throughout the colder months.

The contemporary fitted kitchen is generous in size, stretching over 7 metres, and features a range of white hi-gloss wall and base mounted units with contrasting worktops, creating a stylish and efficient space. Integrated appliances include a 5-ring gas hob, electric oven/grill, extractor hood, fridge/freezer, dishwasher, and washing machine which will all be included within the sale. The generous proportions of the kitchen allow ample space for a dining table and chairs, offering the perfect spot to enjoy meals with family or entertaining guests.

The ground floor hosts two of the four double bedrooms, offering flexible accommodation. Our client is currently utilising Bedroom Four as a Home Office, however, this could also be used as a bedroom, play room, or however you see fit. There is a fully tiled three-piece bathroom on the ground floor, featuring a bathtub with overhead shower, W.C., and washbasin. Completing the ground level is the delightful garden room, a versatile space with sliding patio doors which lead out to the extensive rear garden.

The first floor unveils two generously proportioned double bedrooms, complemented by a dressing area at the top of the stairs, and an additional three-piece family bathroom, enhancing the functionality of this home.

Step into the fabulously extensive rear garden, predominantly laid to lawn, with a sociable patio area. A perfect haven for children and pets, the garden also features a detached garage, providing additional storage. 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 close by. 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.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)