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ESTATE AGENCY

15 Kings Crescent,
Elderslie PA5 9AD

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Situated in arguably one of Elderslie's most sought after addresses, and within walking distance of the local primary school, is this traditional stone built semi-detached villa set in a fantastic plot with the benefit of a south facing orientation and elevated views. The property and its grounds offer fabulous and spacious family accommodation.

A covered entrance leads to the bright reception hallway with feature stained glass window and door.

From here, there is access to the two large reception rooms; the front facing bay windowed lounge, with a further circular stained glass feature window, and a second spacious sitting room / dining room to the rear complete with solid fuel fire. The kitchen is at the rear and has a Upvc door leading directly to the patio and large garden.

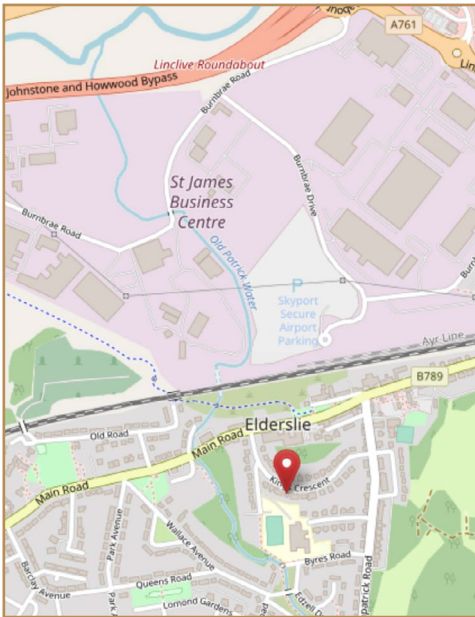
The carpeted stairwell leads to the half landing bathroom. Continuing to the first floor, there are three bedrooms, the principal

to the front benefiting from a bay window and custom built fitted wardrobes. There is also access to the attic.

The undoubted feature of this property is the proportions of the plot that it sits on and the spacious family accommodation that it provides. To the front, a gated slab driveway, interspersed with stone chips, provides ample parking alongside well maintained lawn and bedding areas. The extensive rear gardens are bordered by mature hedgerow and timber fencing providing excellent family space and privacy. The property enjoys a large elevated timber decking area to the side overlooking the garden, as well as a terrace immediately adjacent to the property. There is also a large lawn and further sitting / play area. A secure private cellar provides additional storage space to supplement the two garden huts that are ideal for garden equipment.

The property benefits from gas central heating and double glazing throughout.





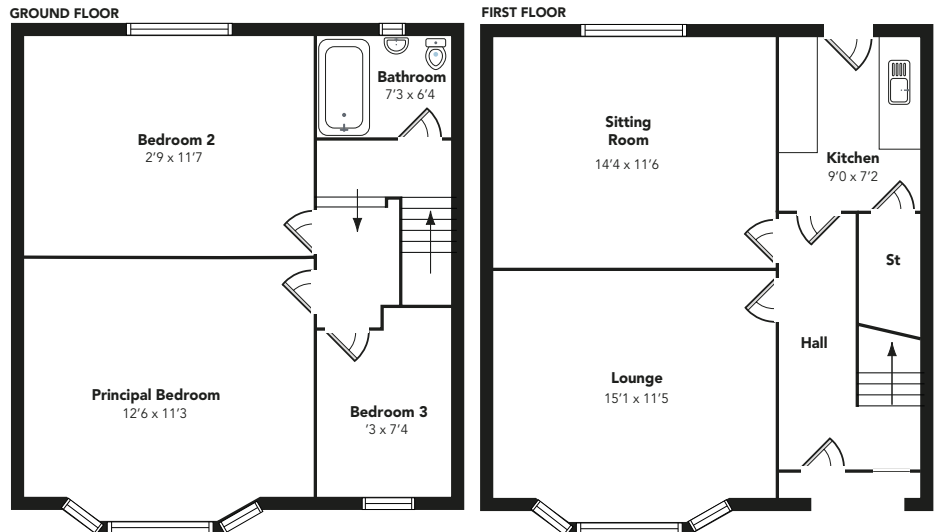
EPC rating

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Office
Paisley

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)

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