



SOLICITORS & ESTATE AGENTS



**Mid Terrace Villa
17 Malloch Crescent, Elderslie, PA5 9HH
Offers Over £129,995**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Located within a popular and well established residential pocket of Elderslie, this attractive two bedroom mid terrace property offers bright, spacious accommodation ideally suited to first time buyers, couples or those looking to downsize. Presented in good order throughout, the home provides a great balance of modern features and comfortable living space, all within easy reach of local amenities and transport links. The home benefits from gas central heating and double glazing throughout.

On the ground floor, the property opens into a welcoming entrance hallway leading into a generous lounge, filled with natural light and offering ample room for both relaxing and entertaining. The rear of the property hosts a well appointed kitchen dining room, complete with a range of fitted units, excellent storage, and space for a family dining area. From here, direct access to the rear garden enhances the home's everyday convenience and appeal.

Upstairs, there are two good size bedrooms, each offering flexibility for a variety of furniture layouts. The master bedroom further benefits from an additional office/storage space, ideal for home working, wardrobe space, or general household storage. Completing the upper level is a modern shower room, fitted with contemporary wet wall panelling and a stylish walk-in shower.

Externally, the property enjoys private garden grounds to the rear, with on-street parking available within the crescent. The neighbourhood is quiet and family friendly, with Elderslie's local shops, cafés, and everyday services all close by. Excellent transport links are available to Paisley, Johnstone and Glasgow, along with access to well-regarded local schooling and nearby leisure facilities including Elderslie Golf Club and the scenic Glenniffer Braes.

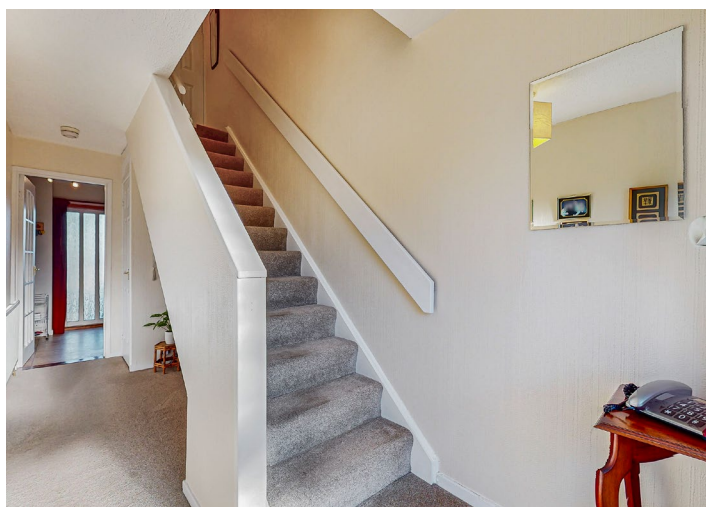
This well-proportioned home represents a fantastic opportunity to secure a desirable property in a convenient and sought after area.

EPC Rating

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Measurements

Hallway	6'1" x 17'3" 1.84 m x 5.26 m
Lounge	11'3" x 15'7" 3.44 m x 4.74 m
Kitchen/Dining	15'11" x 9'1" 4.85 m x 2.77 m
Bedroom 1	11'1" x 11'6" 3.37 m x 3.51 m
Bedroom 2	8'11" x 13'1" 2.71 m x 3.99 m
Office Area	6'5" x 4'7" 1.95 m x 1.39 m
Bathroom	6'5" x 7'1" 1.95 m x 2.16 m



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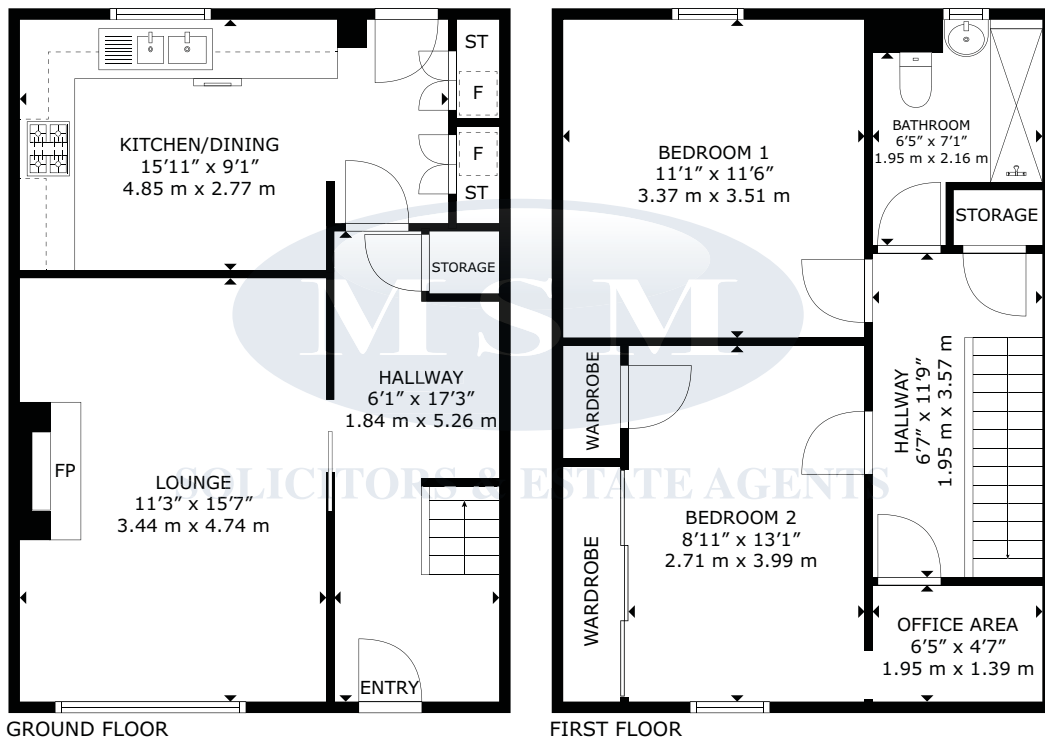
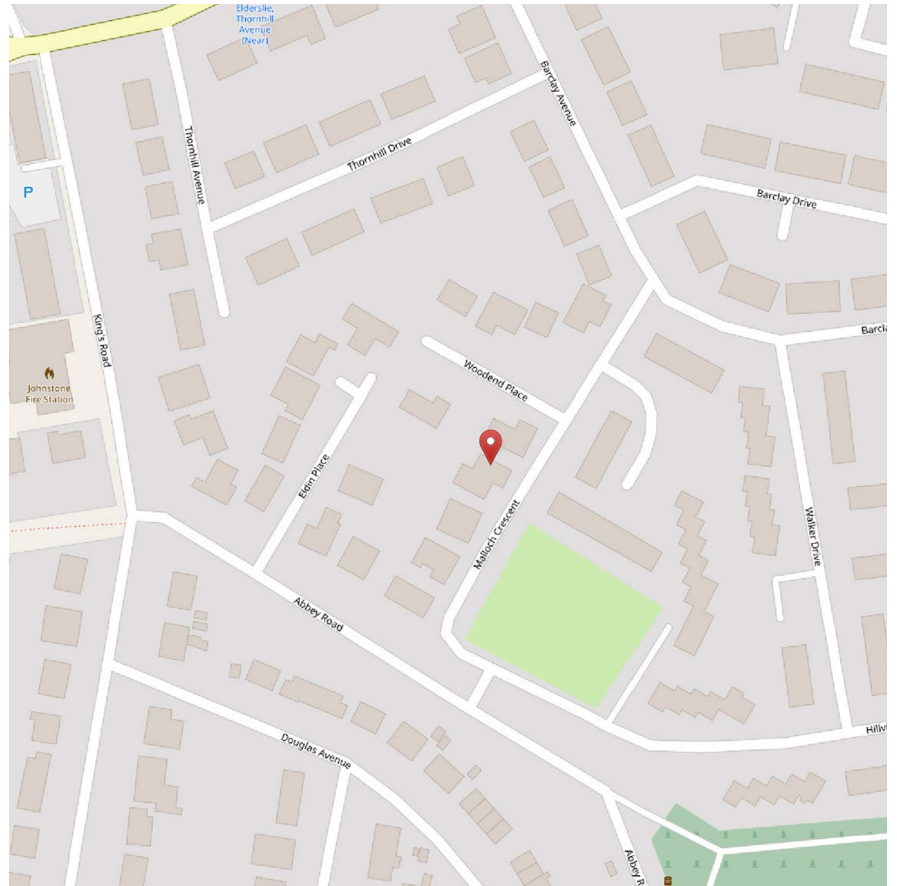
Travel Directions

Start from 51 Moss Street, Paisley and head north-west along Moss Street. At the junction with High Street, turn left onto High Street then continue ahead as it becomes Gauze Street. Continue through Paisley town centre and follow signs for the A737 toward Johnstone/Elderslie. Join the A737 and continue westwards until you reach Elderslie. In Elderslie, turn right onto Malloch Crescent and proceed along the crescent until you arrive at number 17 on the left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 440 sq. ft., 40 m² · FIRST FLOOR: 440 sq. ft., 40 m² ·
TOTAL AREA : 880 sq. ft., 80 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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