





Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you will find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre, primary and secondary schools, the University of the West of Scotland and the RAH Hospital. Local public transport links include Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (only seven miles to Glasgow) and Glasgow International Airport. Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports pursuits, such as climbing and skiing at Soar (formerly X-scape), are only a short distance away by car or public transport.



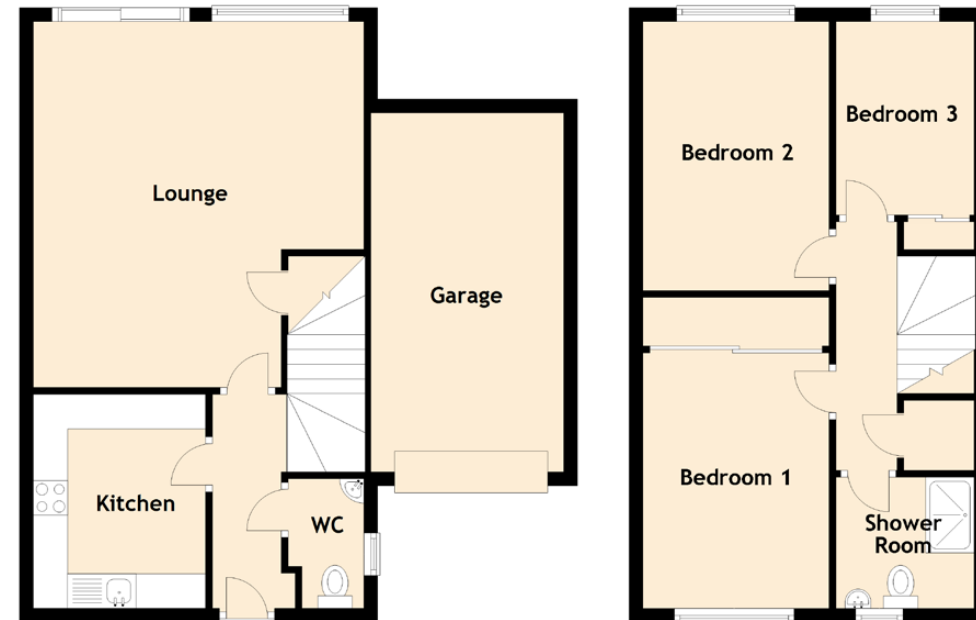
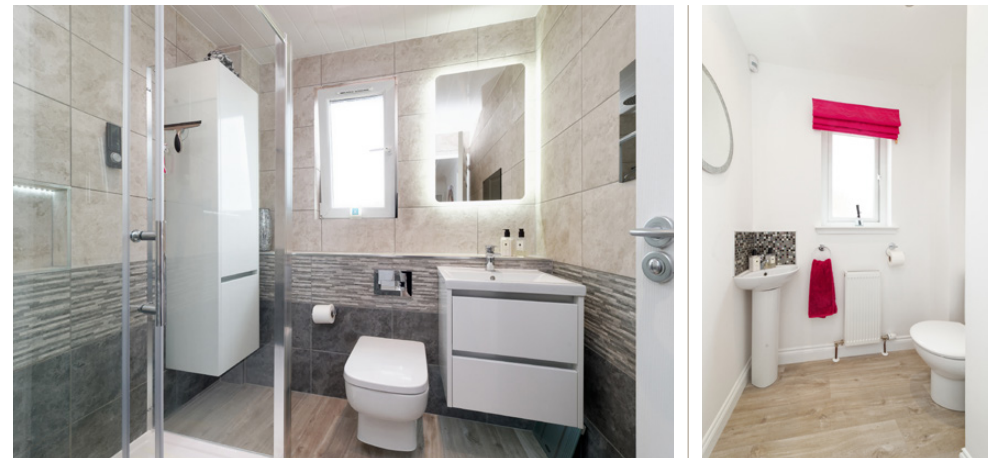
We are delighted to introduce to the market this tastefully decorated three bedroom semi-detached villa formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. The current owners have designed the property well to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

An entrance hallway, with a useful WC, allows access to all apartments on this level. An impressive formal lounge is flooded with natural light from the patio doors to the rear which also allows access to the rear garden. The fitted kitchen has a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.

The crisp and contemporary styling continues in the upstairs accommodation. This level has three bright and airy bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A contemporary bathroom suite completes the impressive accommodation internally.

Externally the property benefits from private front and rear garden grounds with the added bonus of a driveway to the front leading to the garage. The rear garden is a real suntrap. Many a summer's evening will be spent in this zone enjoying the peace and quiet. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.





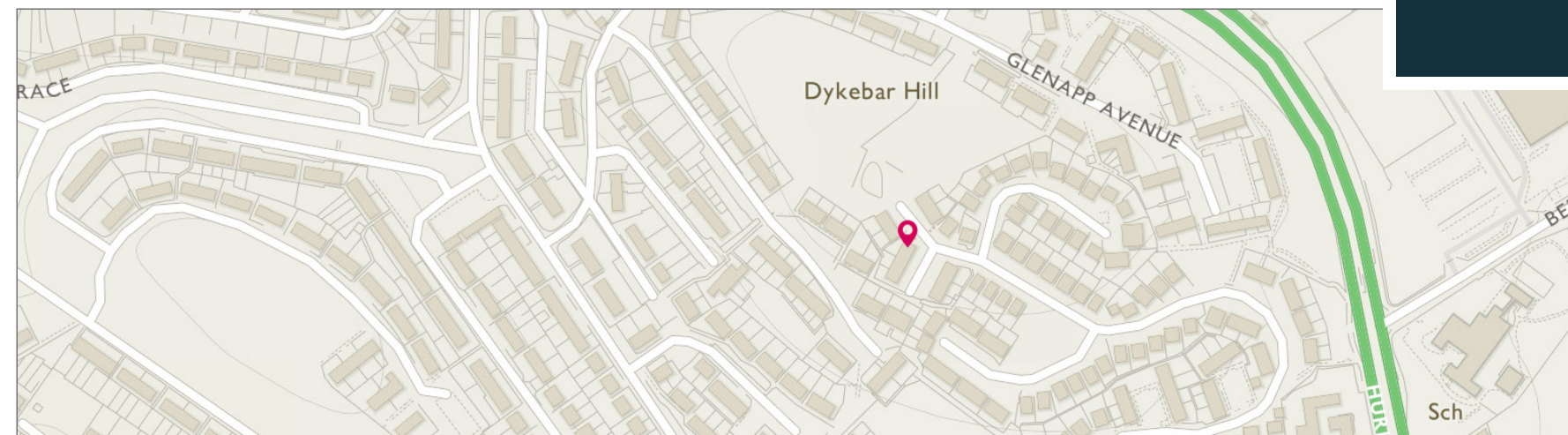
Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Kitchen | 3.10m (10'2") x 2.50m (8'2") |
| Lounge | 5.30m (17'5") x 4.80m (15'9") |
| Garage | 5.20m (17'1") x 2.80m (9'2") |
| Bedroom 1 | 3.70m (12'2") x 2.70m (8'10") |
| Bedroom 2 | 3.90m (12'9") x 2.70m (8'10") |
| Bedroom 3 | 2.80m (9'2") x 2.10m (6'11") |
| Shower Room | 2.00m (6'7") x 1.90m (6'3") |
| WC | 1.70m (5'7") x 1.10m (3'7") |

Gross internal floor area (m²): 81m²

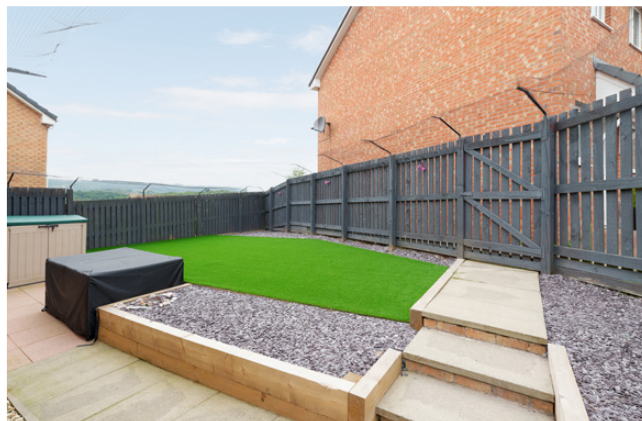
EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



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Layout graphics and design
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