

# 50 Alloway Grove

PAISLEY, RENFREWSHIRE, PA2 7DQ



*A BEAUTIFULLY PRESENTED AND SPACIOUS  
THREE BEDROOM DETACHED HOUSE*



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Part Exchange Available. We are delighted to offer to the market this fantastic three-bedroom detached house situated within this highly sought-after area of Paisley. Split over two levels, the property offers flexible living accommodation and is ideal for a variety of people looking for their next home. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property. The property has been maintained to an exacting standard by its current owner. They have created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first-class specification.

The generously proportioned formal lounge is pleasantly located to the front with a feature fire giving the room a real cosy feel. This room leads onto the formal dining room, with kitchen and conservatory thereafter. The kitchen has been fitted to include a modern range of floor and wall-mounted units with a striking worktop, which creates a fashionable and efficient workspace. It also has a host of integrated appliances. An added bonus is the utility room for plumbed appliances. The dining area will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone has played host to.

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Dining Area







The impressive conservatory is flooded with natural light and boasts a pleasant outlook over the rear garden. Many an evening will be spent in this zone enjoying the peace and quiet. The WC completes the accommodation on this level.





Journeying upstairs, the contemporary styling continues. You will discover three well-appointed bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The master-bedroom is complemented with a stunning en-suite. The family bathroom completes the impressive accommodation internally.







**Bedroom 1**







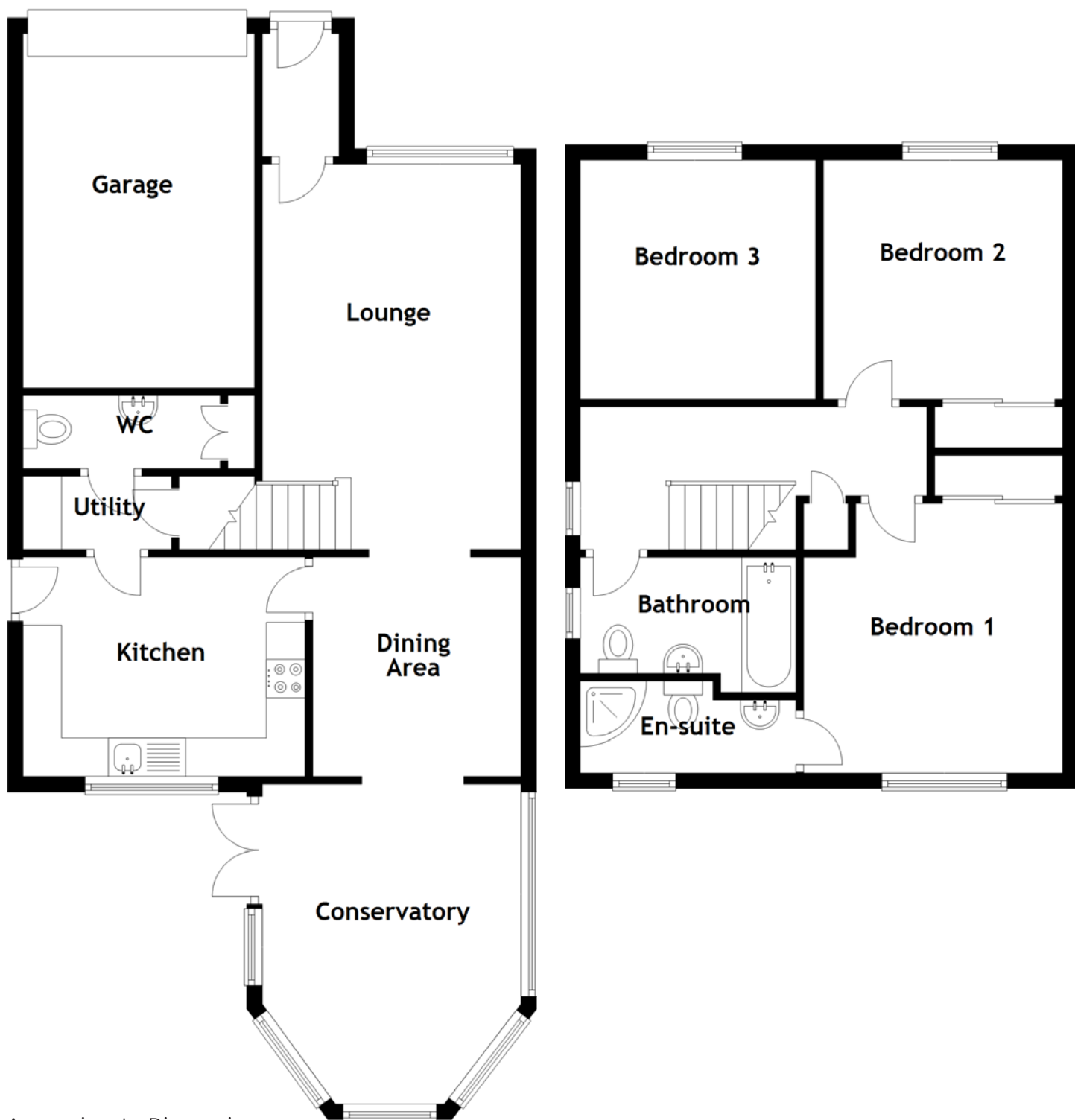
**Bedroom 2**





**Bedroom 3**





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.35m (11')	Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Dining Area	2.85m (9'4") x 2.70m (8'10")	Bedroom 3	3.10m (10'2") x 3.05m (10')
Kitchen	3.65m (12') x 2.85m (9'4")	Bathroom	2.79m (9'2") x 1.75m (5'9")
Conservatory	4.15m (13'7") x 3.35m (11')		
Bedroom 1	3.50m (11'6") x 3.35m (11')		
En-suite	2.79m (9'2") x 1.20m (3'11")		
		Gross internal floor area (m <sup>2</sup> ): 104m <sup>2</sup>	
		EPC Rating: C	

Externally the property has well-maintained gardens with a driveway providing off-road parking and a garage thereafter. The rear garden is a real suntrap in the summer months and offers a high level of privacy.

The high specifications of this family home also include double glazing and gas central heating for additional comfort.





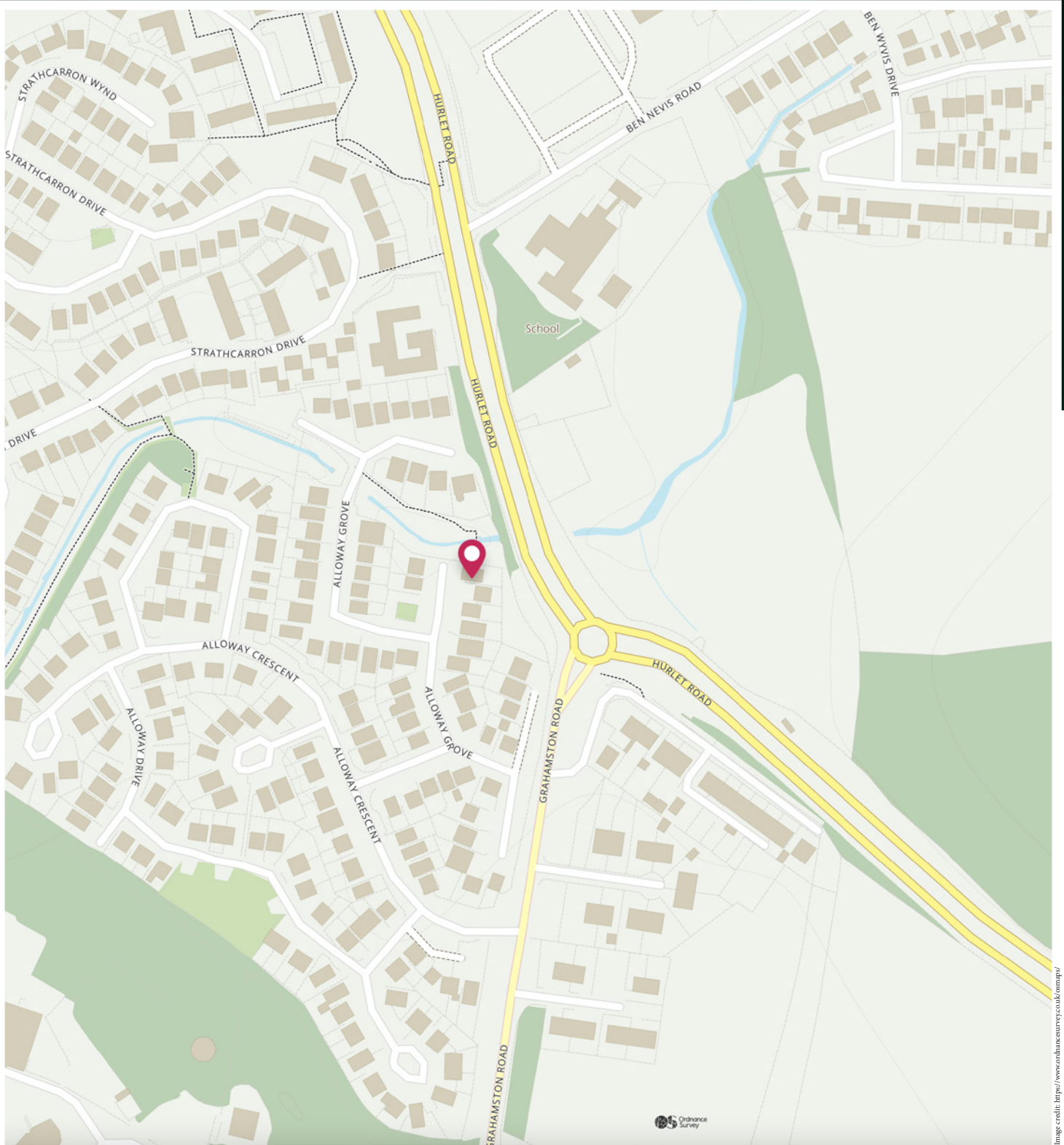
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Number 50 Alloway Grove, is situated within one of Paisley's most desirable addresses and boasts a fantastic cul de sac location. Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of 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.

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.

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