




McEwan Fraser Legal

Solicitors & Estate Agents

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Braemount House

FLAT 1, BRAEHEAD ROAD, GLENBURN, PAISLEY, PA2 8TY

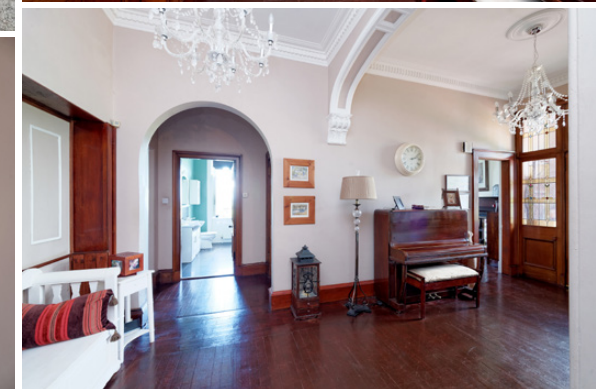
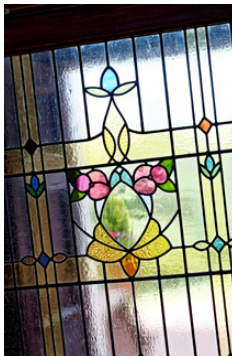
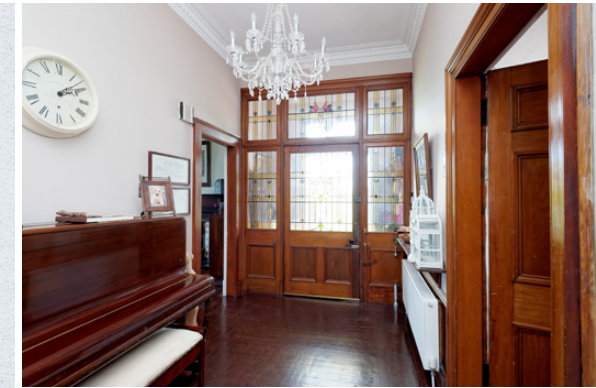
THE LOCATION

Braemount House is positioned in a sought after in a quiet area set in the South End of Paisley, at the foot of the Glensifer Braes, within the Country Park. The property is also in the catchment for high-quality local schooling as evidenced in Education Scotland Inspection reports, including Bushes Primary, Lochfield Primary and Glensifer High School. There are local supermarkets close by as well as easy access to a wider range of shops at Silverburn and Braehead shopping centres. Paisley is a University town with very good local facilities for sports, the arts, and entertainment. It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive away for destinations further afield.



Views from the Property

THE PROPERTY



We are delighted to present this truly stunning three bedroom lower conversion to the market which boasts stunning views and a host of period detailing and contemporary touches making this an absolute jewel in one of Paisley's sought after areas. The flat makes the most of the natural light, once inside discerning purchasers will be greeted with a first class specification. Access to Braemount House is from the main door of the building with a welcoming entrance hallway thereafter providing access to all rooms and sets the tone for the rest of this beautiful property. This home has been thoughtfully planned to provide space and luxury at every turn.

The formal lounge hosts a variety of traditional features and focal points which will no doubt attract a wide variety of potential purchasers looking for their ideal home. These features include a feature fire and surround and a bay window, flooding the room with natural light. Many a relaxing evening has been spent in front of the fire unwinding after a hard day at work.

The kitchen has been fitted with a selection

of quality floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. A useful utility room and shower room is situated next to the kitchen. The formal dining room is a popular room and it is easy to imagine the nights of fine dining that this zone has played host to whilst entertaining friends and family.

The crisp and contemporary styling continues into the conservatory, this room will be popular with all members of the family. There are three well appointed bright and airy bedrooms, with the envious master bedroom having a host of traditional features and a beautiful outlook. All of the bedrooms are complimented with a range of furniture configurations and space for additional free standing furniture if required. The study will come in useful for those requiring working from home arrangements. The stunning, four piece family bathroom suite completes the impressive accommodation internally.

Externally the property enjoys private gardens with stunning views overlooking Paisley and Renfrewshire, more beauty than a postcard can hold.

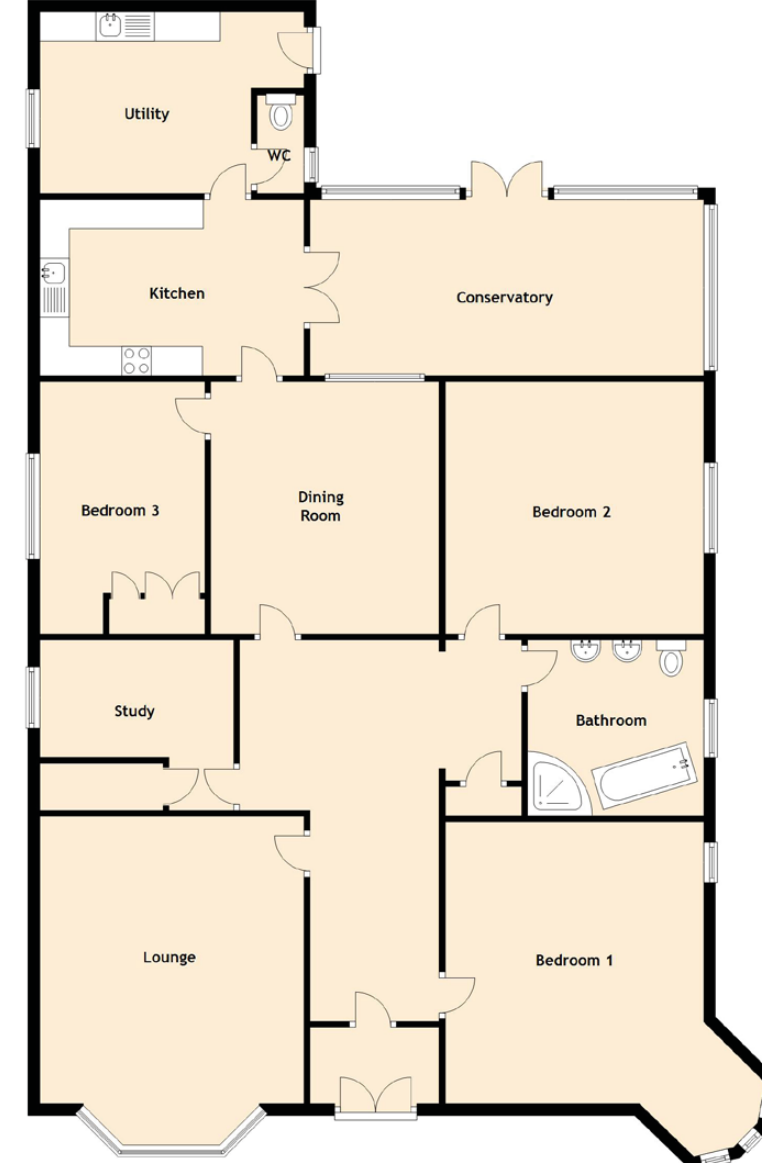


BRAEMOUNT HOUSE





SPECIFICATIONS



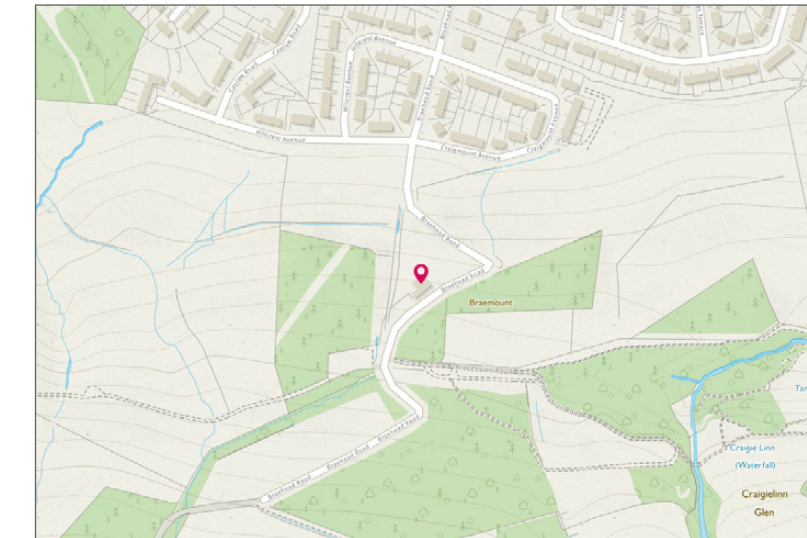
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.50m (14'9")
Study	3.80m (12'6") x 2.90m (9'6")
Dining Room	4.30m (14'1") x 3.89m (12'9")
Kitchen	4.50m (14'9") x 3.00m (9'10")
Utility	4.50m (14'9") x 3.10m (10'2")
Conservatory	6.70m (22') x 3.00m (9'10")
Bedroom 1	5.62m (18'5") x 4.40m (14'5")
Bedroom 2	4.40m (14'5") x 4.30m (14'1")
Bedroom 3	4.30m (14'1") x 2.81m (9'3")
Bathroom	3.00m (9'10") x 3.00m (9'10")
WC	1.70m (5'7") x 0.80m (2'8")

Gross internal floor area (m²): 200m²

EPC Rating: E

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





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Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer