




McEwan Fraser Legal

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16 Potterhill Avenue

PAISLEY, RENFREWSHIRE, PA2 8BA

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AREA

This fantastic property is situated in Potterhill Avenue, a popular pocket of Paisley. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire and offers 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 also very well situated for accessing the town centre, as well as primary and secondary schools. The Royal Alexandra Hospital and the University of the West of Scotland are easily accessed via local public transport links, including Canal Street and Paisley Gilmour Street railway and a bus station.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These including swimming at the Lagoon Leisure Centre, shopping at Silverburn Retail Park as well as Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a ten-minute drive away.

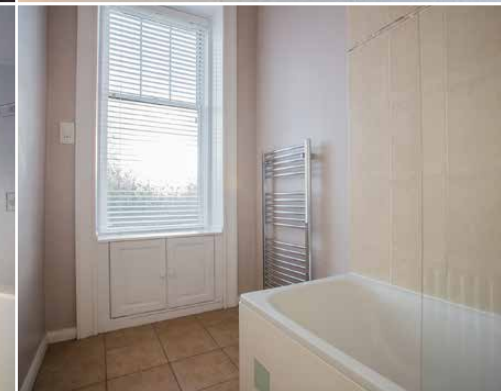
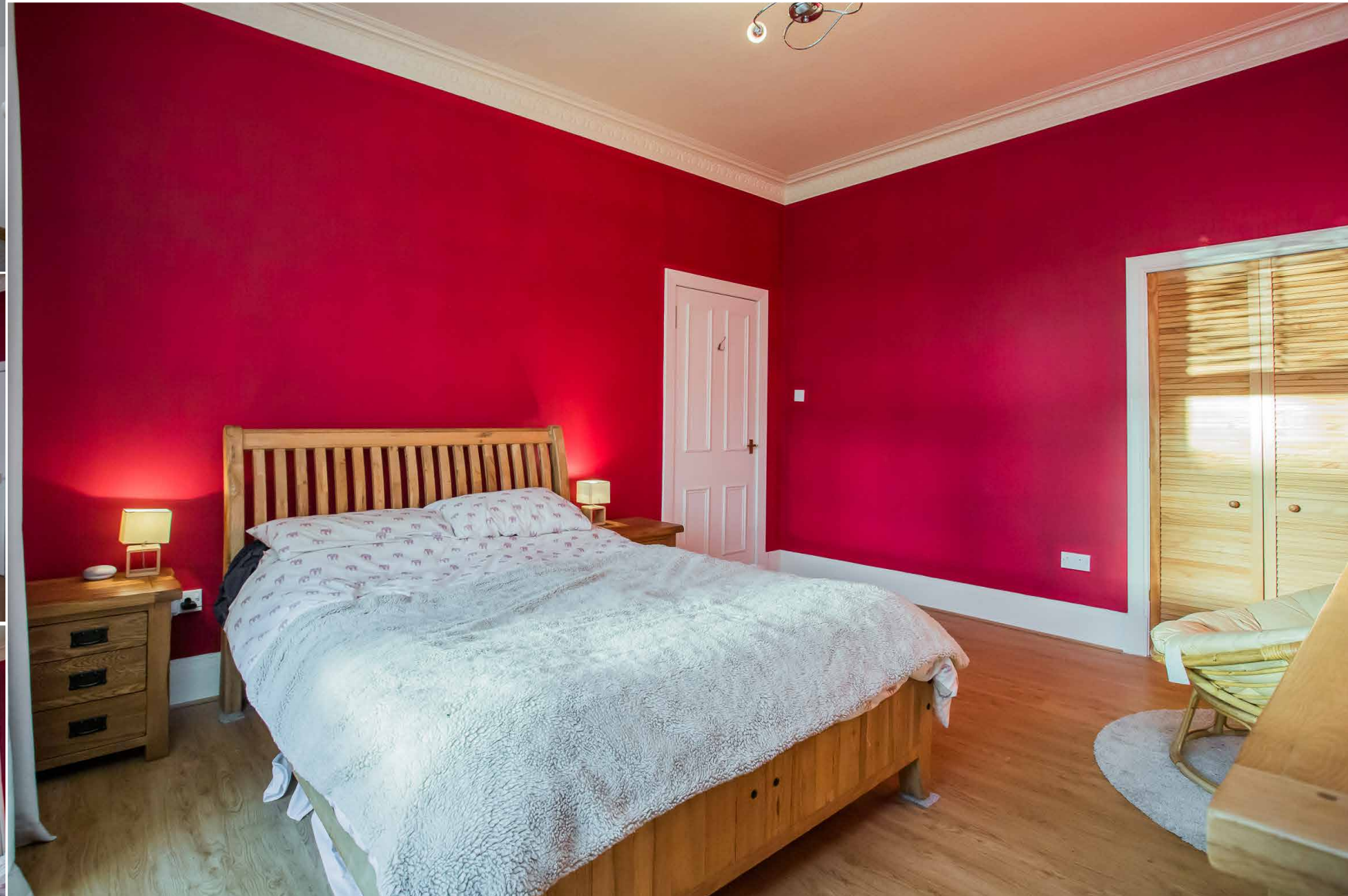


PROPERTY

We are delighted to present this stunning four bedroom upper, purpose built quarter villa circa 1900, split over two levels 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 upper quarter villa makes the most of the natural light, once inside discerning purchasers will be greeted with a first class specification. Access to the property is from the main door with stairs rising to all apartments on the first-floor level. Thereafter you will be greeted with a welcoming hallway that 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. There is also ample storage in the kitchen. The family/dining room will be popular with all members of the family. It is easy to imagine the evenings of fine dining this zone has played host to, and the chef is never too far away from the party. The crisp and contemporary styling continues into the three well-proportioned bedrooms, also pleasantly located on this level. All of the bedrooms are complimented with a range of furniture configurations and space for additional free standing furniture if required. A useful shower room and separate WC complete the impressive accommodation on this level. Journeying to the second-floor level, you will discover the fourth bedroom, which also boasts a beautiful outlook. The current owners have transformed this room into a room for some 'me time' but could be utilised as a number of options to meet each individual purchaser's needs and requirements. The stunning family bathroom suite completes the impressive accommodation internally. Overall, you will find generous storage space the house has to offer, including storage under the house and stairs for bikes etc. There is also a large amount of modernisation within the property for example, new bathrooms, kitchen and boiler etc, as well as period features and original polished wooden floor boards. Externally the property boasts a very generous garden that has two lawns split by a professionally installed patio which is partially fenced to ensure privacy. Beyond the bottom lawn is a further landscaped area that currently houses a trampoline but is big enough for a summer house. There is also a driveway providing off-road parking for a number of vehicles. The stunning views overlooking Paisley and Renfrewshire have more beauty than a postcard can hold.







Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.40m (14'5")
Family/Dining Room	4.60m (15'1") x 3.06m (10')
Kitchen	4.30m (14'1") x 1.90m (6'3")
Master Bedroom	4.62m (15'2") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 3.60m (11'10")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Bedroom 4	6.20m (20'4") x 3.40m (11'2")
Bathroom	3.50m (11'6") x 2.50m (8'2")
Downstairs Bathroom	2.80m (9'2") x 1.50m (4'11")
WC	2.80m (9'2") x 1.00m (3'3")

Gross internal floor area (m2) : 60m2 // EPC Rating : C

Extras (included in the sale): Carpets and floor coverings, light fixtures and fittings and blinds. (Curtains and shed can be purchased through separate negotiation). Also, leisure range cooker, dishwasher and integrated fridge freezer will be left.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Text and description
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