



**McEwan Fraser Legal**

Solicitors & Estate Agents

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36 Oliphant Oval

PAISLEY, PA2 0DQ



PAISLEY

PA2 0DQ

36 Oliphant Oval is situated in 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 and a mix of both history and modern facilities.

The property is also well situated for accessing the town centre, as well as primary and secondary schools, and The Royal Alexandra Hospital and the University of the West of Scotland which are all easily accessed via local public transport links, along with Paisley Gilmour Street and Paisley Canal railway stations, and major bus routes.

Also, nearby are the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These include swimming at the Lagoon Leisure Centre and The On-X Sports Centre at Linwood; climbing, skiing and ten-pin bowling are available at Soar Retail Park, Braehead along with shopping at Intu Braehead, which are just a short drive away, with other facilities also close by at Barrhead and The Silverburn Shopping Centre.



36 OLIPHANT OVAL

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We are delighted to introduce to the market this spacious three bedroom semi-detached property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. A hallway provides access to all rooms on this level. The formal lounge offers an interesting outlook onto the front and rear gardens benefitting from natural light from both aspects. The kitchen is also bright with windows to the rear and side, and is fitted to include a good range of floor and wall mounted units and work surface. There is a separate dining area which provides a focal point for the family, and from which stairs give access to the upper floor.

The first-floor level has been thoughtfully planned to accommodate three well-appointed bedrooms, all of which are bright and airy with a range of possible furniture configurations and space for additional free standing furniture if required. A family bathroom suite completes the accommodation internally. Externally the property benefits from private garden grounds. The rear garden is a real sun trap and is popular in summer months. The property also features gas central heating and double glazing that have been upgraded in recent years, helping to ensure a warm, yet cost-effective, living environment all year round.

This very solid family property has been home to only two families since it was built and has potential for incoming owners to both upgrade and adapt to their own needs. From the rear of the property there are views across to the Gleniffer Braes which can be accessed by footpaths about half a mile away. In clear weather the Kilpatrick Hills and Lomond Fells are visible to the north.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.65m (15'3") x 3.32m (10'11")
Dining Room	3.47m (11'5") x 3.02m (9'11")
Kitchen	2.75m (9') x 2.44m (8')
Pantry	2.74m (9') x 1.64m (5'5")
Bedroom 1	4.70m (15'5") x 2.00m (6'7")
Bedroom 2	3.32m (10'11") x 3.18m (10'5")
Bedroom 3	2.90m (9'6") x 2.15m (7'1")
Bathroom	1.91m (6'3") x 1.52m (5')

Gross internal floor area (m²): 86m² | EPC Rating: D

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

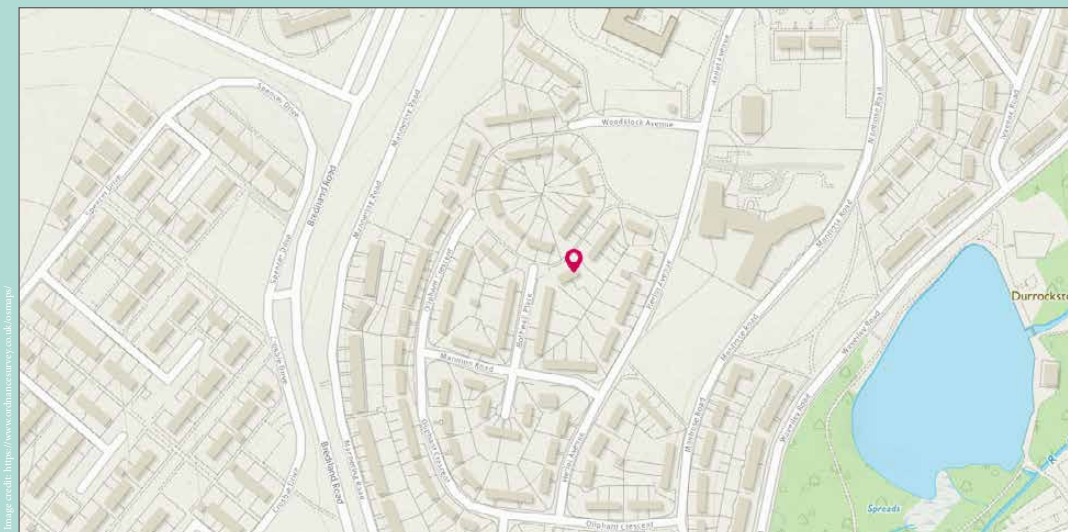
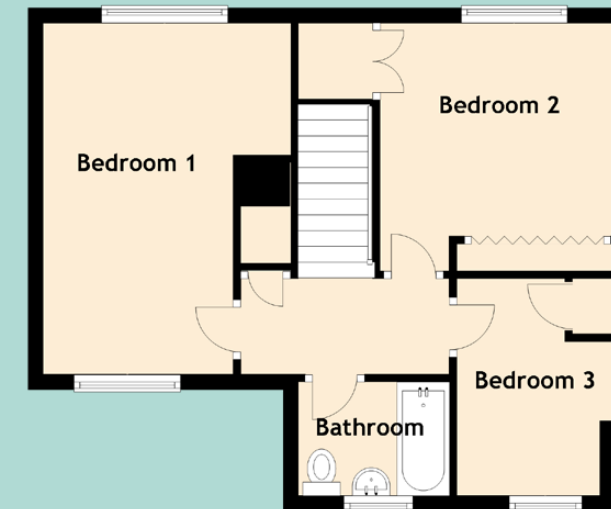
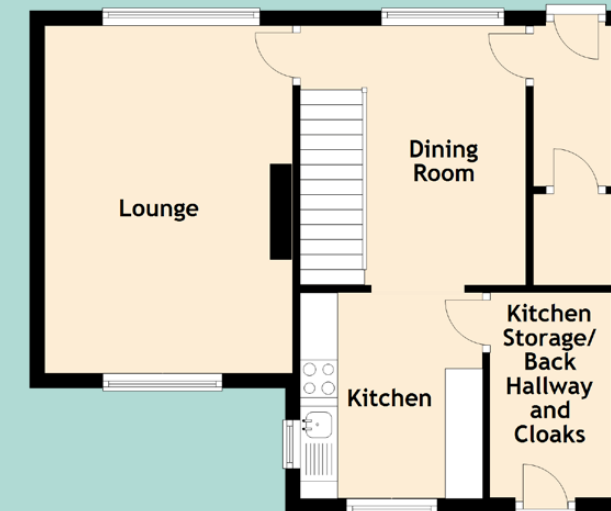


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Part
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