



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

**64 Cairngorm Crescent**

PAISLEY, PA2 8AW



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64 Cairngorm Crescent is positioned in a sought after in a quiet area set in the South End of Paisley, a short stroll from the Glennifer 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 Glennifer 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.







## PAISLEY, PA2 8AW

If you have ever leafed through a stylish design or property magazine, you will know that certain houses capture the imagination! Having an eye for style and quality, the current owners have transformed and decorated this villa to the highest of standards. This beautifully presented three bedroom semi-detached villa, with an impressive entrance into the front garden that sets a grand stage for 64 Cairngorm Crescent.

The perfect marriage of modern splendour and quality fixtures and fittings throughout. Split over two levels, the

property provides extensive accommodation. 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.

Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The formal lounge has a real 'cosy' feel to it with the feature fire and surround as its focal point and also boasts a beautiful outlook. The open plan dining kitchen has been professionally fitted to include a quality range of floor and wall



mounted units with a striking work surface, creating a fashionable and efficient workspace. It is also complemented with a host of integrated appliances. The crisp and contemporary styling continues into the master-bedroom positioned on the ground floor level. With a tastefully decorated theme on a bright and fresh layout, this room offers lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. A stunning bathroom, also with under-floor heating, completes the accommodation on this level.



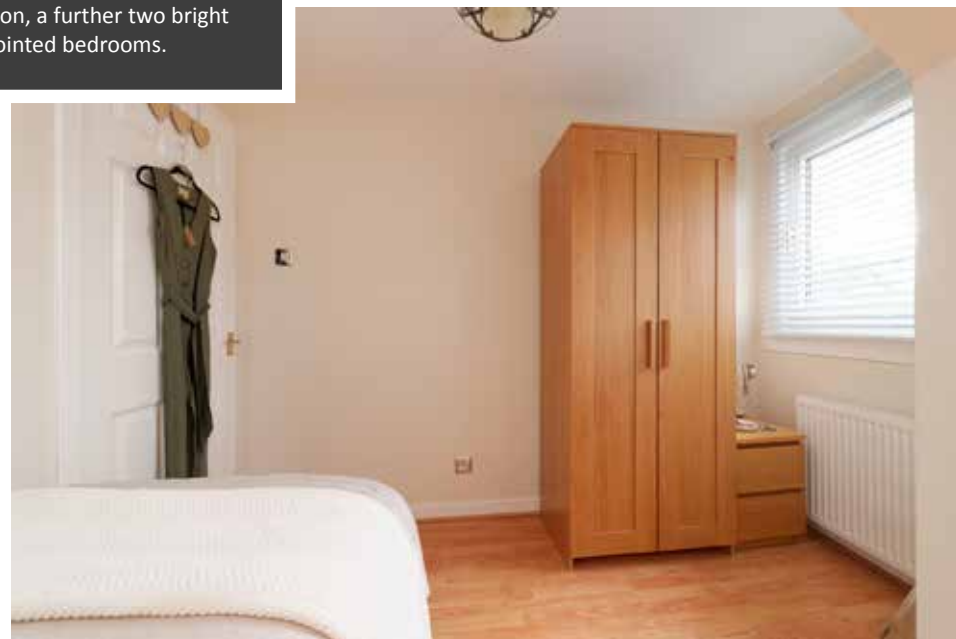








A staircase from the dining kitchen provides access to the first-floor level where you will find additional accommodation, a further two bright and airy well-appointed bedrooms.



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

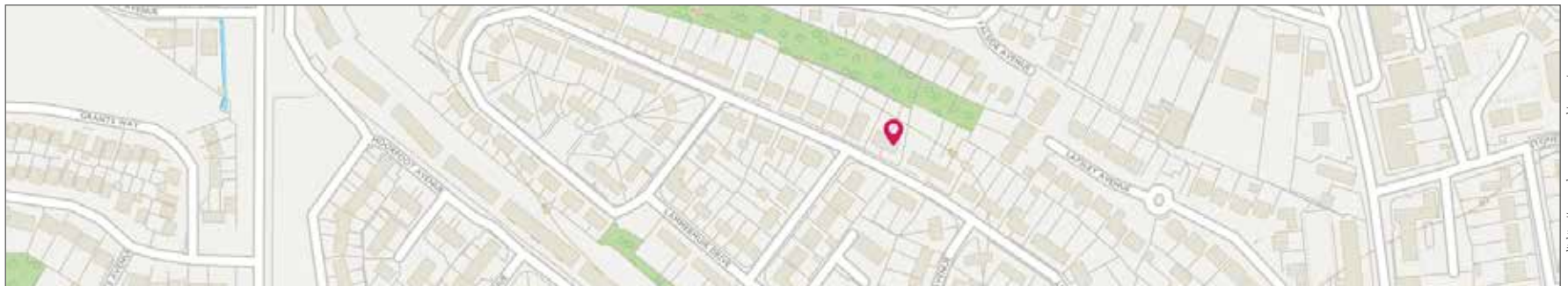


Approximate Dimensions  
(Taken from the widest point)

Bedroom 3	3.30m (10'10") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.80m (5'11")
Lounge	4.20m (13'9") x 3.60m (11'10")
Kitchen/Diner	8.00m (26'3") x 3.50m (11'6")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 1	4.70m (15'5") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>

EPC Rating: E







The garden grounds are undoubtedly the heart of this grand home. Generous grounds are synonymous with the luxury inside and complete this tranquil home.

The well-maintained garden grounds to the front and rear are a sheer delight. Many an evening will be spent in the decking area enjoying the peace and quiet along with the beautiful outlook. The pond will be popular with all members of the family. A huge under-house cellar gives ample room for storage. Off-street parking is available with a garage thereafter.

Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.



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Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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