

# 24 Rowanlea Avenue

PAISLEY, PA2 0RP



*TWO BEDROOM SEMI-DETACHED VILLA WITH THE  
ADDED BONUS OF A SEPARATE BOX ROOM/OFFICE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





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We are delighted to introduce to the market this deceptively spacious but at the same time 'cosy' two/three bedroom semi-detached villa with a detached garage.

The property is split over two levels and would be a super acquisition for a wide variety of potential purchaser(s) looking for their ideal home. The property has been designed to maximise the natural available light to create a modern ambience. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

The hallway entrance leads to all apartments on this level. The lounge come dining area is flooded with natural light from both windows to the front and rear and also provides an interesting outlook.





The kitchen has a good range of floor and wall-mounted units and a host of integrated appliances with space for additional free-standing white goods. A box room/office is pleasantly located on the ground floor and could be transformed to meet each individual purchaser's needs and requirements.



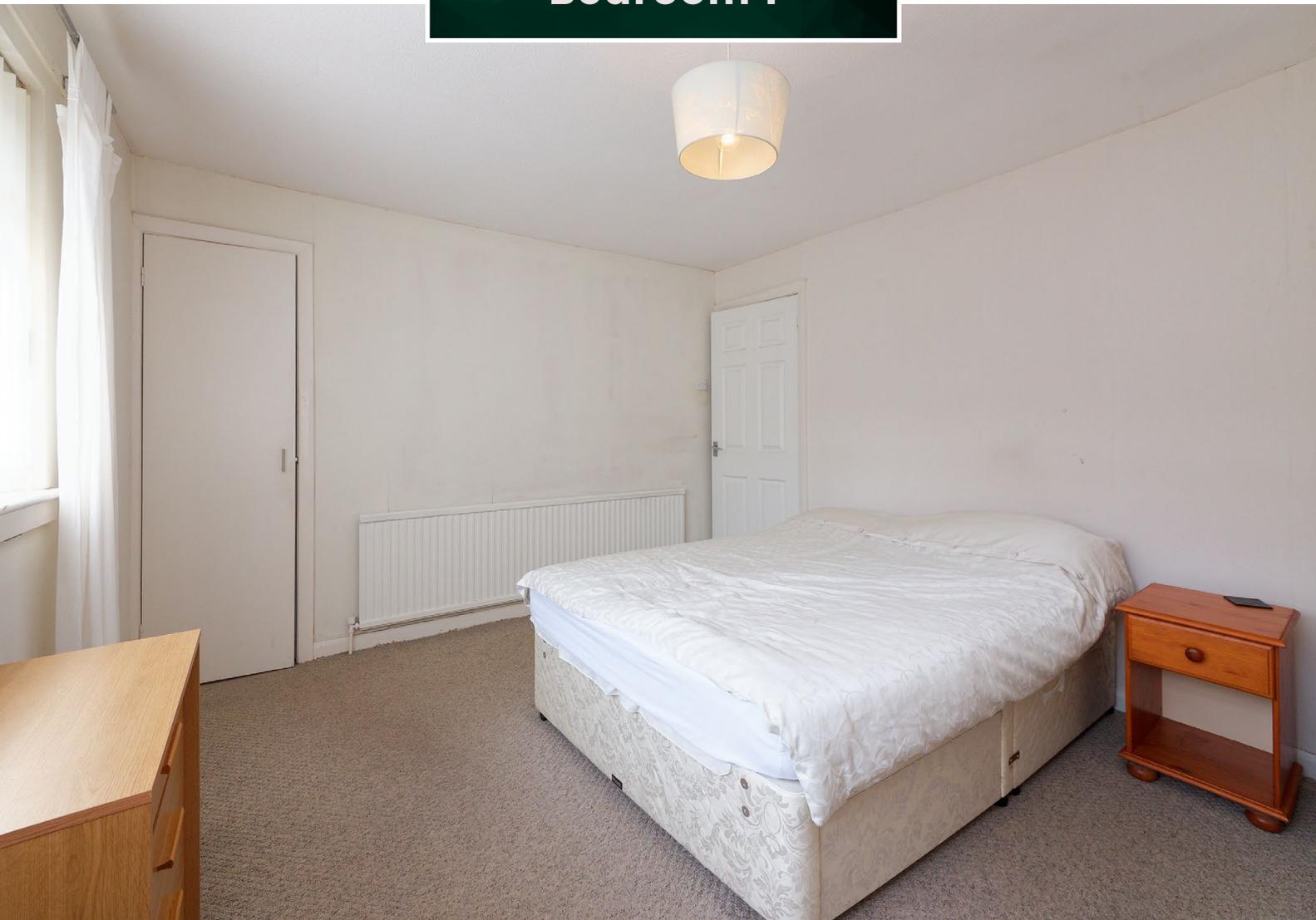


The upstairs accommodation offers two well-proportioned bedrooms, both of which have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom completes the accommodation internally.





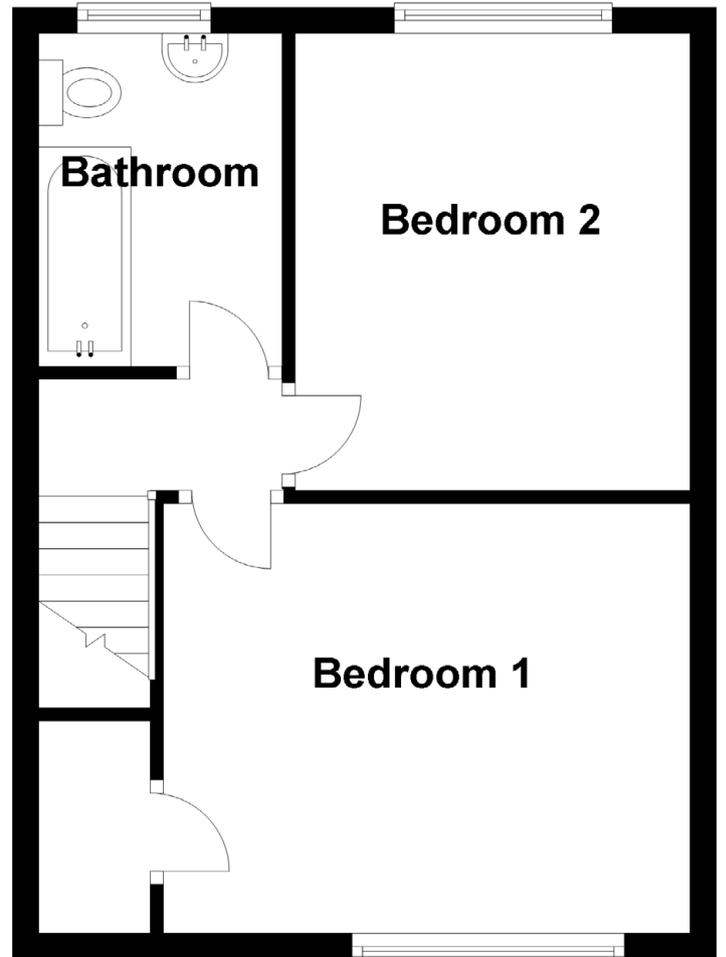
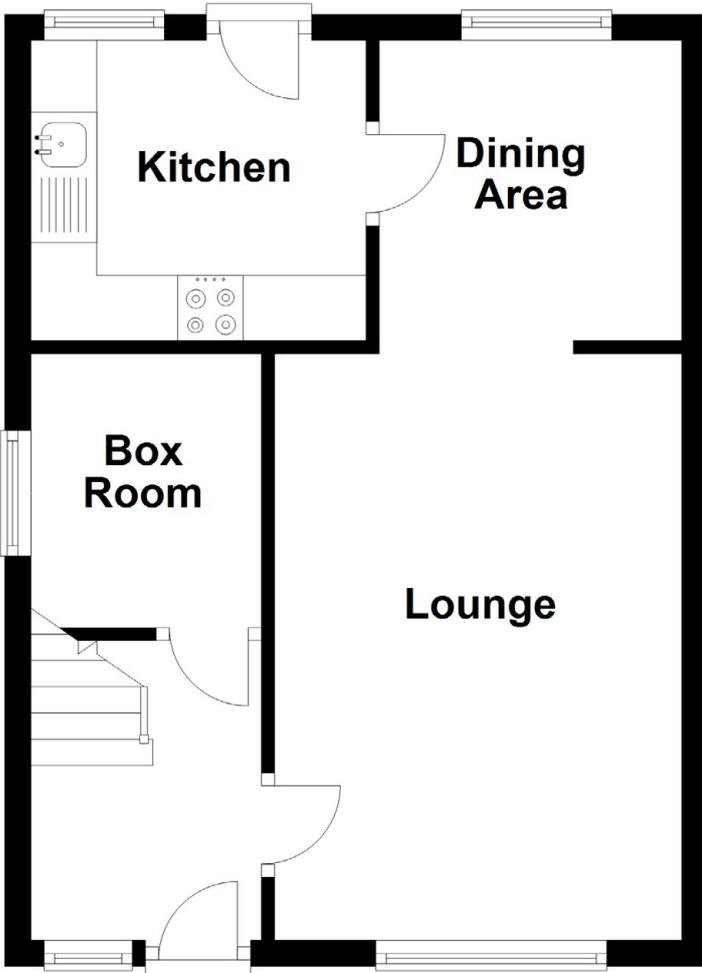
**Bedroom 1**





**Bedroom 2**





**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.10m (10'2")	Box Room	2.10m (6'11") x 1.75m (5'9")
Dining Area	2.30m (7'7") x 2.30m (7'7")	Bathroom	2.55m (8'4") x 1.85m (6'1")
Kitchen	2.55m (8'4") x 2.30m (7'7")		
Bedroom 1	4.00m (13'2") x 3.29m (10'10")	Gross internal floor area (m <sup>2</sup> ): 69m <sup>2</sup>	
Bedroom 2	3.50m (11'6") x 3.00m (9'10")	EPC Rating: C	



Externally the property has well-maintained garden grounds both front and rear with a driveway to the side providing off-road parking and a garage thereafter. The rear garden is fully enclosed and is a real sun trap in the summer months.





Rowanlea Avenue is positioned in a popular pocket of Paisley - with convenient access to the surrounding countryside areas - and the Glennifer Braes Country Park is only a short walk away. There are local supermarkets close by as well 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 for destinations further a field.

## The Location

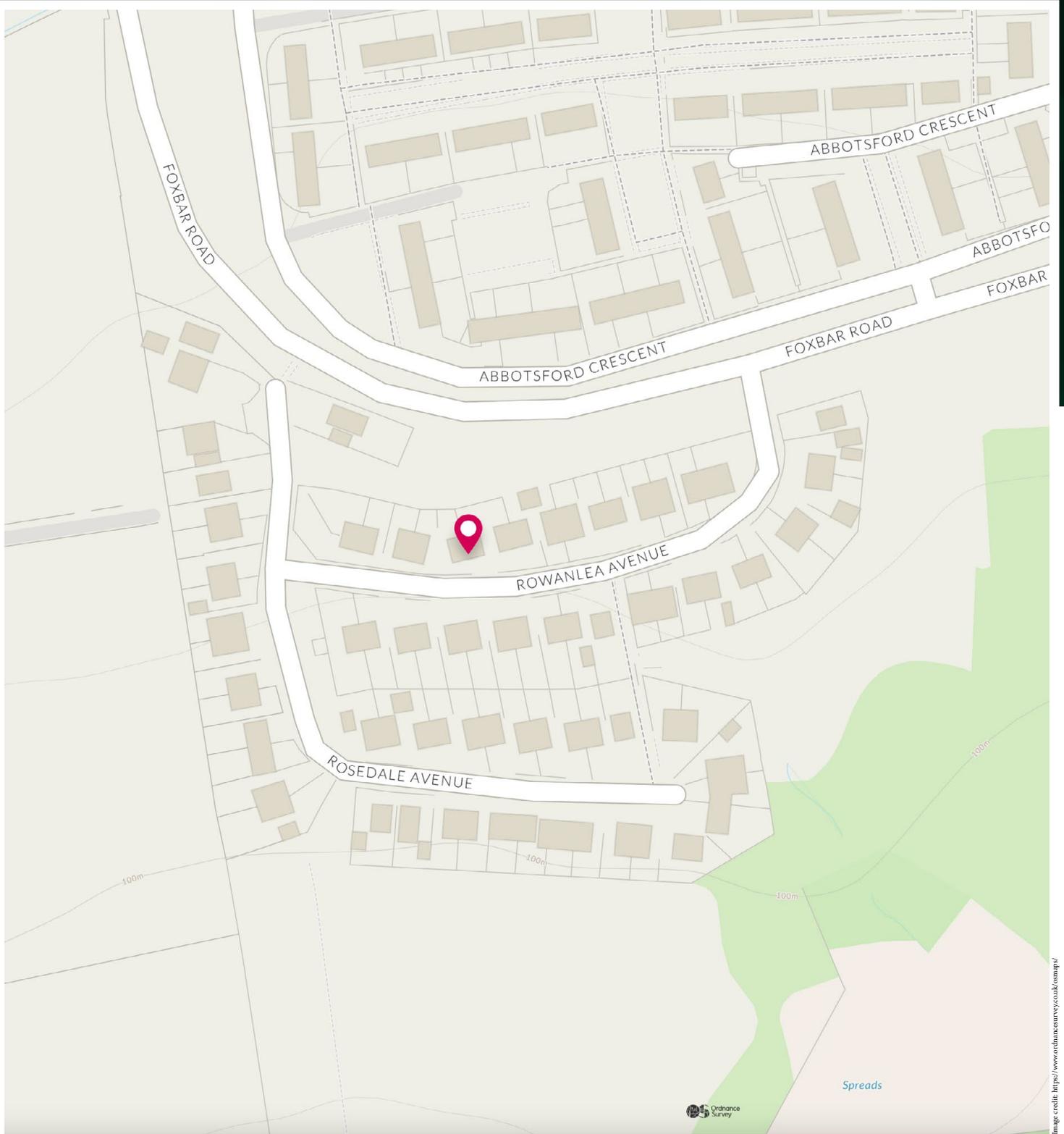


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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