



*A stunning five bedroom detached family home,
positioned in a popular pocket of Paisley*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to bring to the market this is a striking five-bedroom detached house tucked away in an exclusive development which would make an ideal home for a wide variety of purchasers looking for their ideal home. Inside the stunning property, you will find exceptional design and an inspired layout over two levels. The property itself provides a highly successful marriage of proportioned apartments which is fit for today's modern living. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



The welcoming hallway sets the tone for what the rest of the beautiful property has to offer. On the ground floor, you will find an impressive bright and airy formal lounge which is pleasantly located to the front and flooded with natural light from the window to the front aspect, also providing a pleasant outlook.

THE KITCHEN/DINER



The dining kitchen has been beautifully fitted to include modern floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace and comes complete with a host of integrated appliances. It's easy to imagine the evenings of fine dining this zone will play host to. A useful utility room and WC are off the kitchen and complete the accommodation on this level.



THE UTILITY & WC





Journeying up to the first floor, the crisp and contemporary styling continues, where you will discover five well-proportioned bedrooms. All of the bedrooms have a range of further furniture configurations and space for additional free-standing furniture if required. Four of the bedrooms are enhanced with built-in wardrobes and the master bedroom is further complemented with an impressive en-suite. The family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5

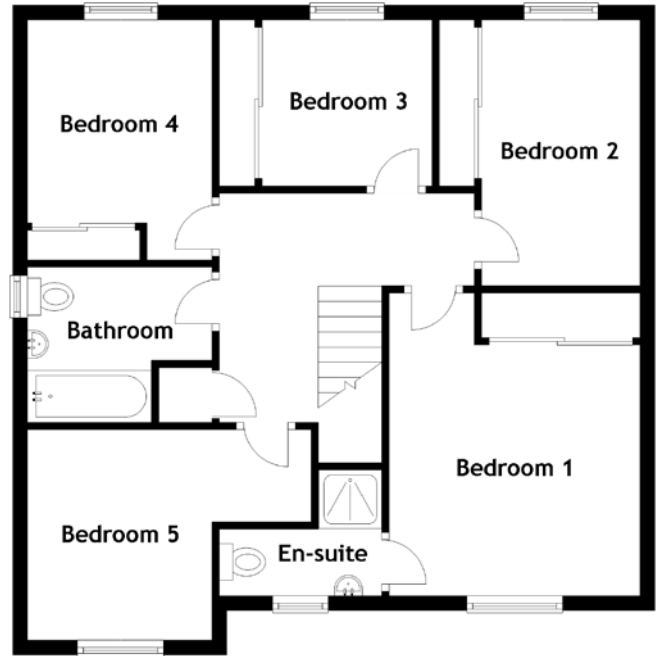
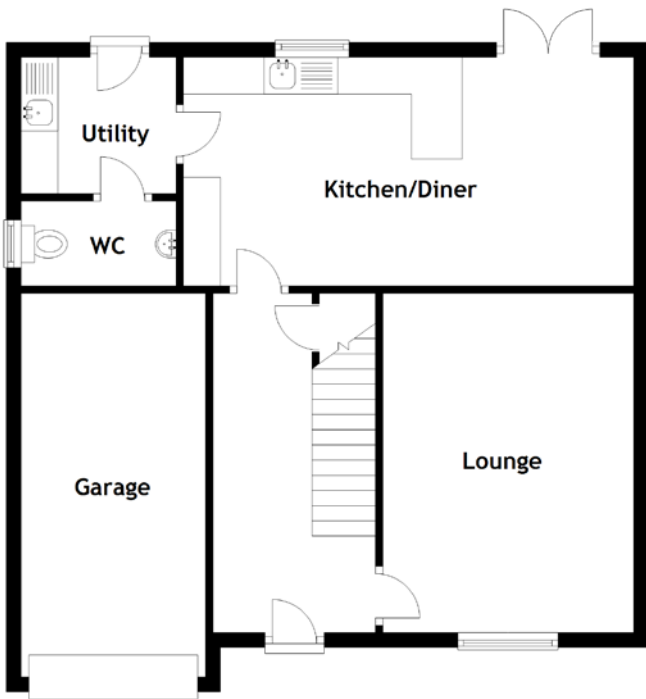


To the front of the property, you will find a paved driveway providing off-road parking for a number of vehicles with a garage thereafter. The rear garden is fully enclosed and is a real sun trap and provides a safe environment for children and pets. Many a summer's evening will be spent in this zone enjoying the peace and quiet. This family home is highly energy efficient and the specifications include double glazing and gas central heating for additional comfort.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

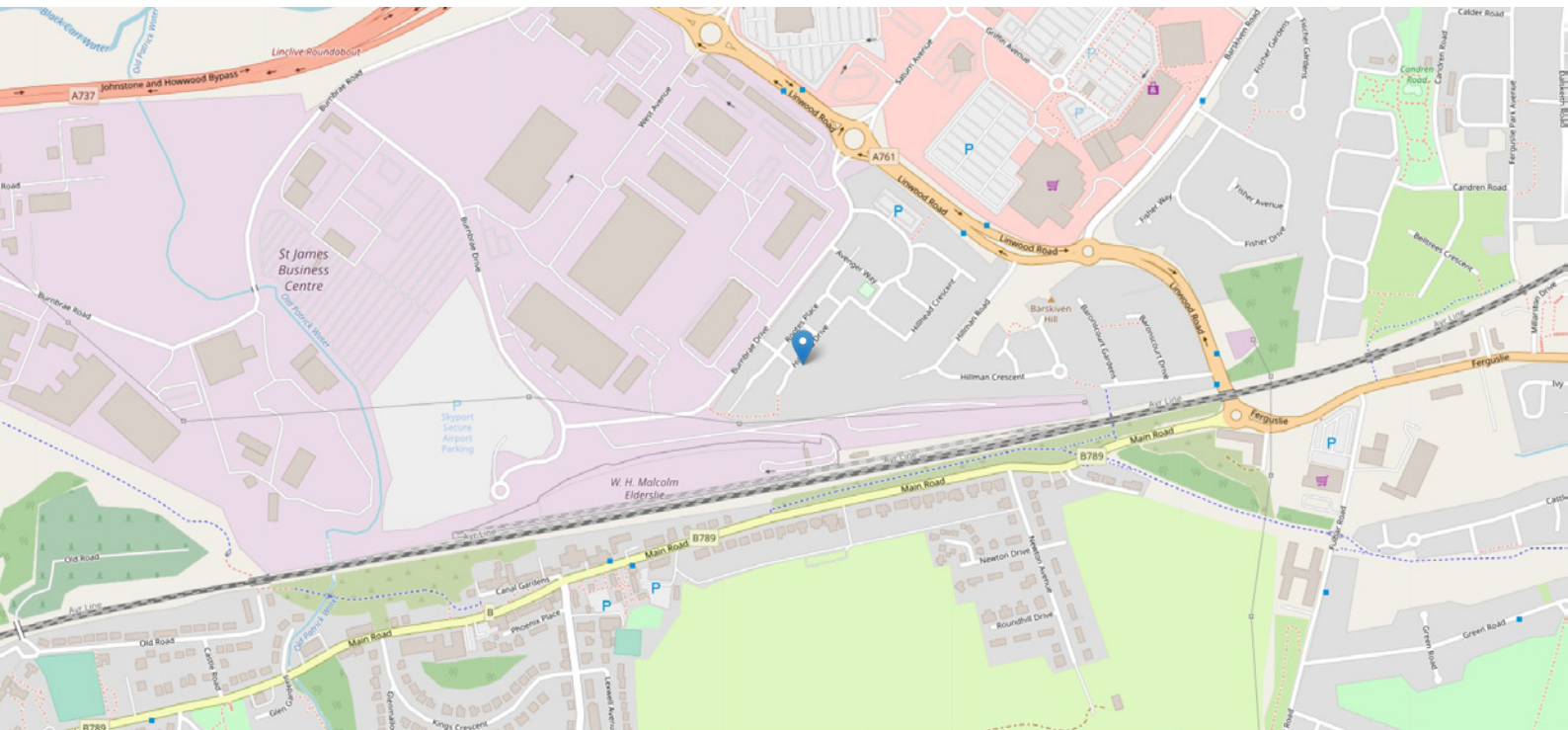
Lounge	4.60m (15'1") x 3.40m (11'2")
Kitchen/Diner	6.10m (20') x 3.10m (10'2")
Utility	2.10m (6'11") x 1.85m (6'1")
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 2	3.60m (11'10") x 2.15m (7')
Bedroom 3	2.30m (7'7") x 2.25m (7'4")

Bedroom 4	3.25m (10'8") x 2.50m (8'2")
Bedroom 5	3.70m (12'2") x 2.85m (9'4")
Bathroom	2.50m (8'2") x 2.10m (6'11")
Garage	5.20m (17'1") x 2.50m (8'2")

Gross internal floor area (m²): 116m²

EPC Rating: B

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



THE LOCATION

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering 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.





Hillhead Drive is very well situated for accessing the town centre. This pocket of Paisley is ideally positioned within close proximity to a host of shopping and entertainment facilities at the Phoenix Business Park and transport links including the A737 for access to the M8 motorway. The school bus for Wallace Primary stops in the estate providing simple transport to school.

There are a variety of educational facilities such as primary, secondary schools, and the University of the West of Scotland. There are local public transport links including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway and Glasgow International Airport.

Also nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports facilities, such as climbing and skiing at Soar are only a short distance away by car or public transport.



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.