




McEwan Fraser Legal

Solicitors & Estate Agents

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93 Spencer Drive

PAISLEY, PA2 0TW

PAISLEY



Spencer Drive is positioned in the Foxbar area 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 and 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 afield.



93 SPENCER DRIVE



We are delighted to bring to the market this three-bedroom, detached villa in a desirable, quiet location. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and

family. This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and

the natural available light to create a modern ambience. The welcoming hallway sets the scene. Immediately, the impressive open plan lounge/dining area offers various furniture configurations

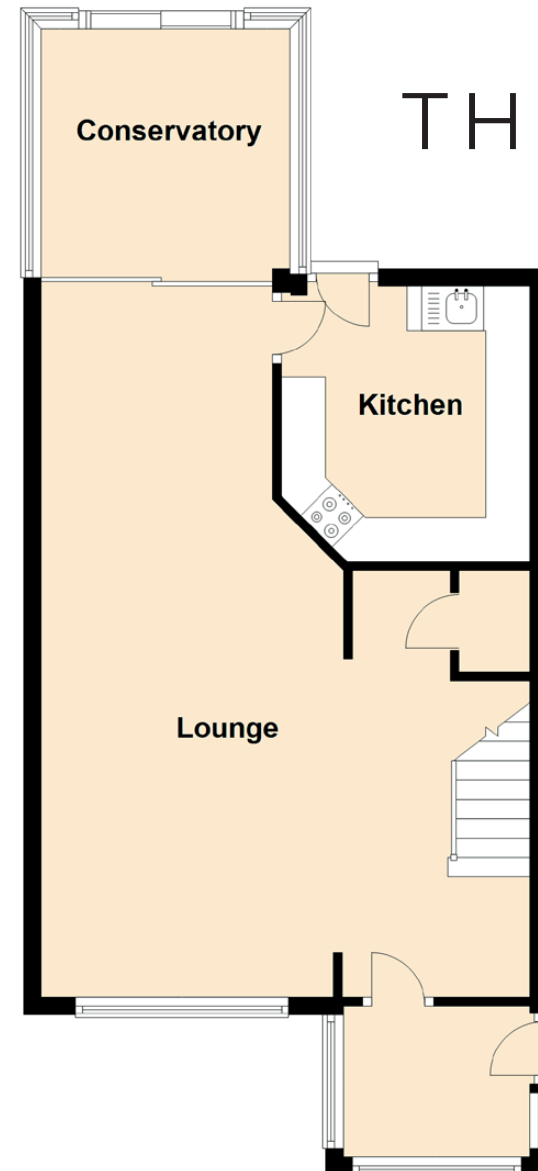
and the feature fire gives the room a real cosy feel. This is the perfect ambience in which to unwind after a hard day. The dining area leads to the chic dining kitchen. With an abundance of floor and wall mounted units, and integrated appliances, it

creates a fashionable and efficient workspace. The conservatory will be a popular zone with all members of the family and enjoys a view of the rear garden. Upstairs there are three, bright and airy good sized bedrooms. All with a range of

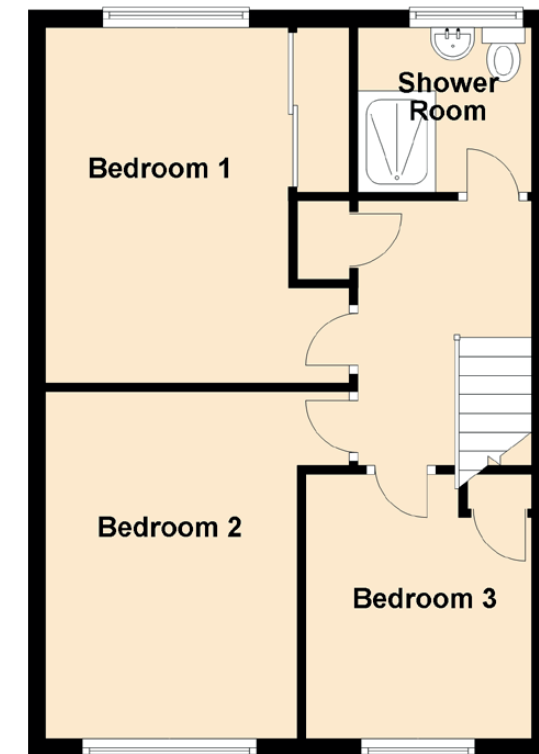
furniture configurations and space for additional free-standing furniture if required. The family bathroom is both functional and relaxing and completes the impressive accommodation internally. The property has gas central heating

and double glazing, helping to ensure a warm, cost-effective living environment all year round. Externally, there are private front and rear gardens, with a driveway to the front providing off road parking with

a garage thereafter. The rear garden is a real sun trap and will be popular, especially in summer months.



THE DETAILS

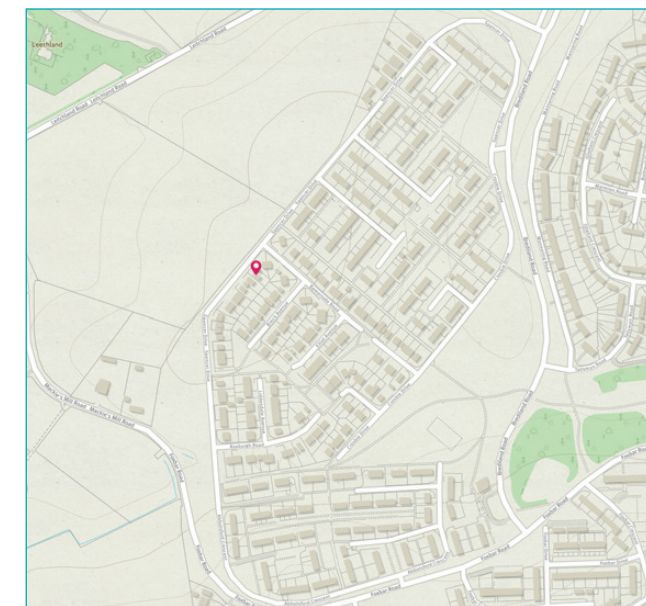


Approximate Dimensions
(Taken from the widest point)

Lounge	8.00m (26'3") x 5.50m (18'1")
Kitchen	3.10m (10'2") x 2.80m (9'2")
Conservatory	2.80m (9'2") x 2.80m (9'2")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bedroom 3	3.05m (10') x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 97m²

EPC Rating: D





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Part
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