

# 40 Lacy Street

PAISLEY, RENFREWSHIRE, PA1 1GS



*DECEPTIVELY SPACIOUS THREE-BEDROOM  
SEMI-DETACHED VILLA*



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Part Exchange Available. We are delighted to offer to the market this superb three bedroom semi-detached house situated within this highly sought area of Paisley.

The property has been maintained to an exacting standard by its current owner. They have created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first-class specification. The property is accessed via the welcoming hallway which leads to all apartments on this level. Thereafter a generously proportioned family lounge presented in neutral décor is flooded with natural light and provides a pleasant outlook onto the rear garden from a set of French doors, allowing you to invite outside in. The dining kitchen come family zone has been beautifully fitted to include a quality range of floor and wall mounted units with a striking worktop, which creates a fashionable and efficient work space. It also benefits from a host of integrated appliances. This is the perfect zone to entertain friends and family. A handy downstairs Cloaks/WC can also be found on this level.

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kitchen/diner







The crisp and contemporary styling continues on the first-floor level where you will discover three well-appointed bedrooms and a family bathroom suite. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is further complemented with an impressive en-suite. A stunning family bathroom suite with an overhead shower completes the impressive accommodation internally. Externally the property has well-maintained front and rear gardens with allocated parking to the rear. The rear garden is fully enclosed and is a real suntrap in the summer months. Many an evening will be spent here enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





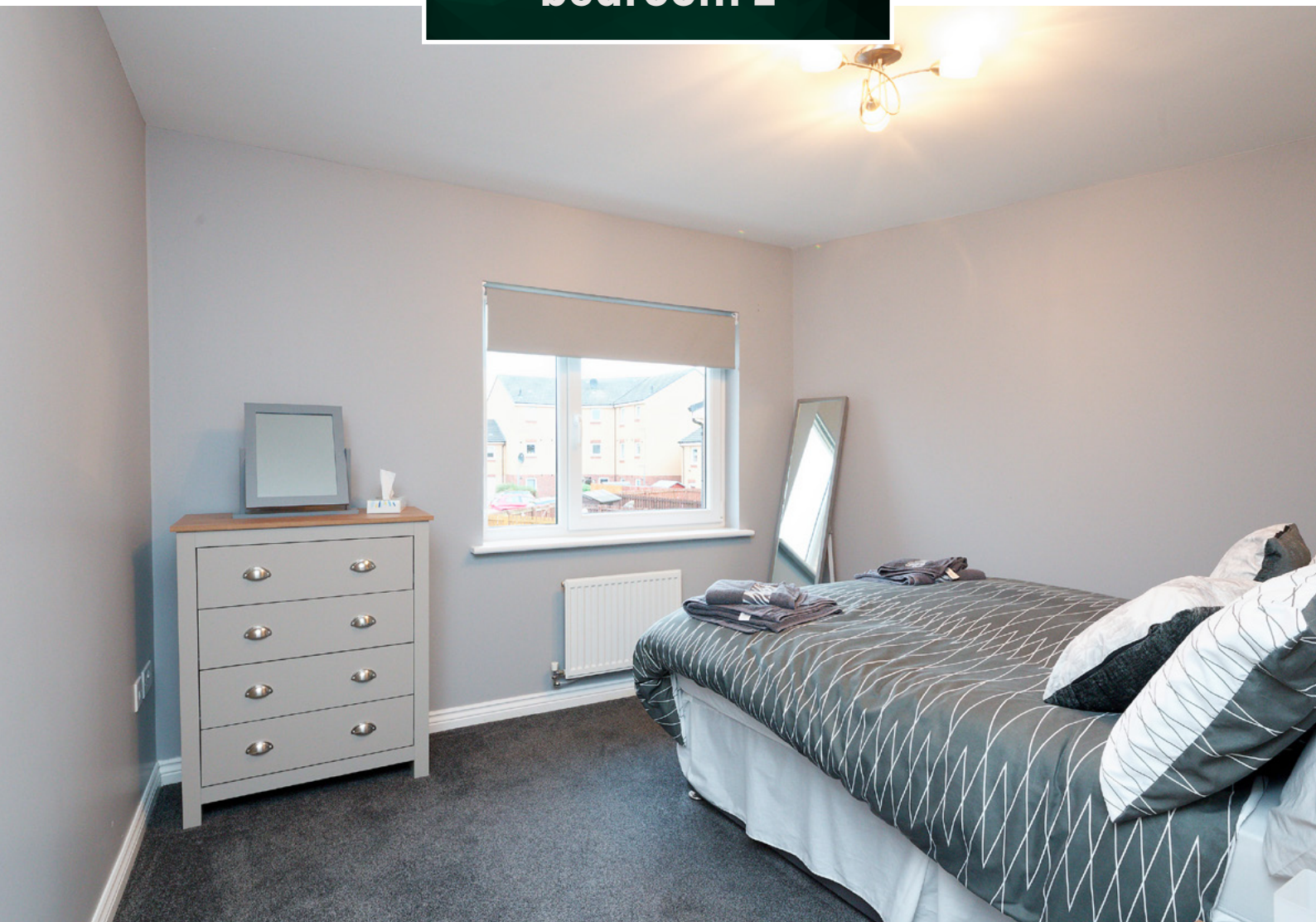
bedroom 1







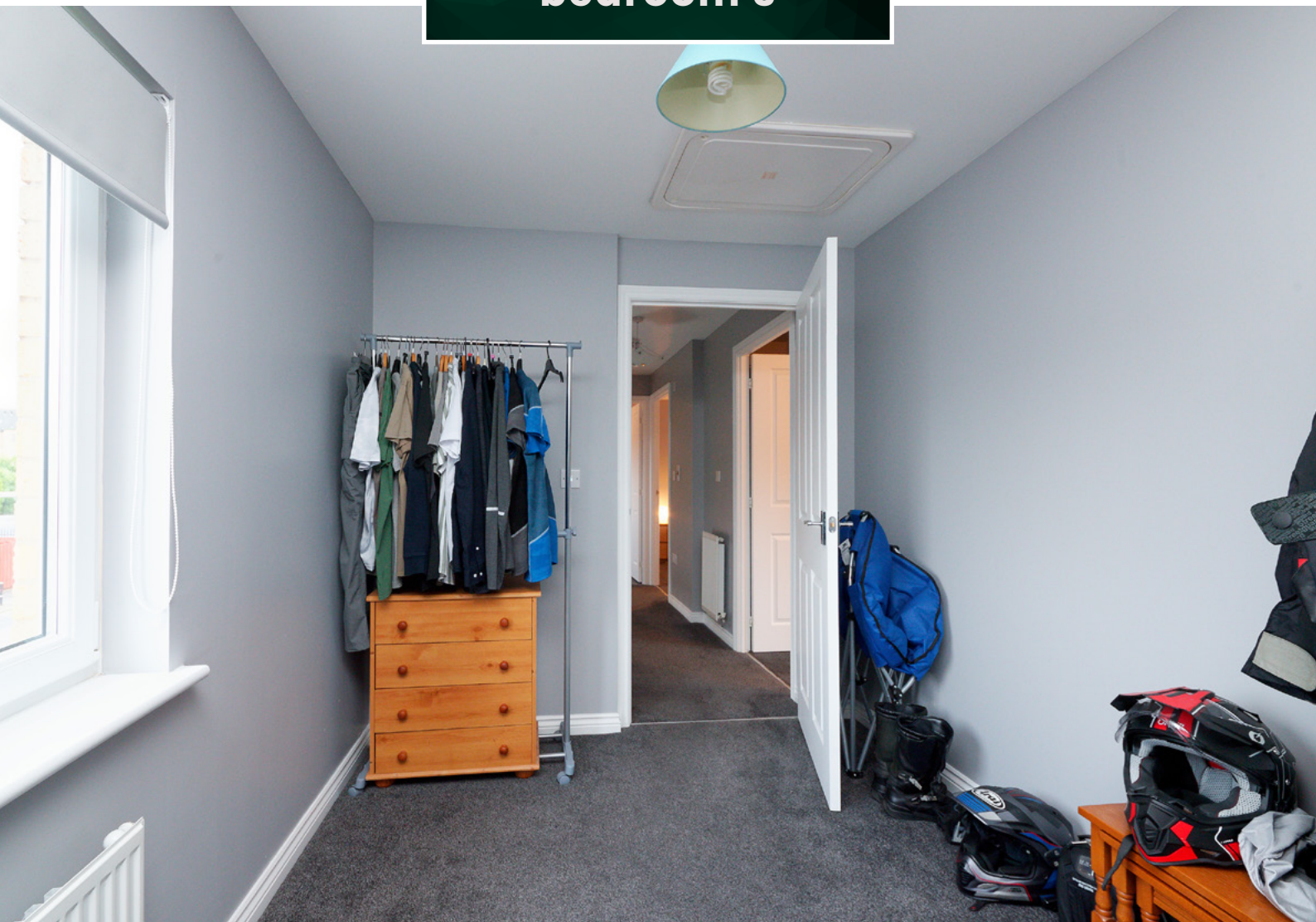
**bedroom 2**







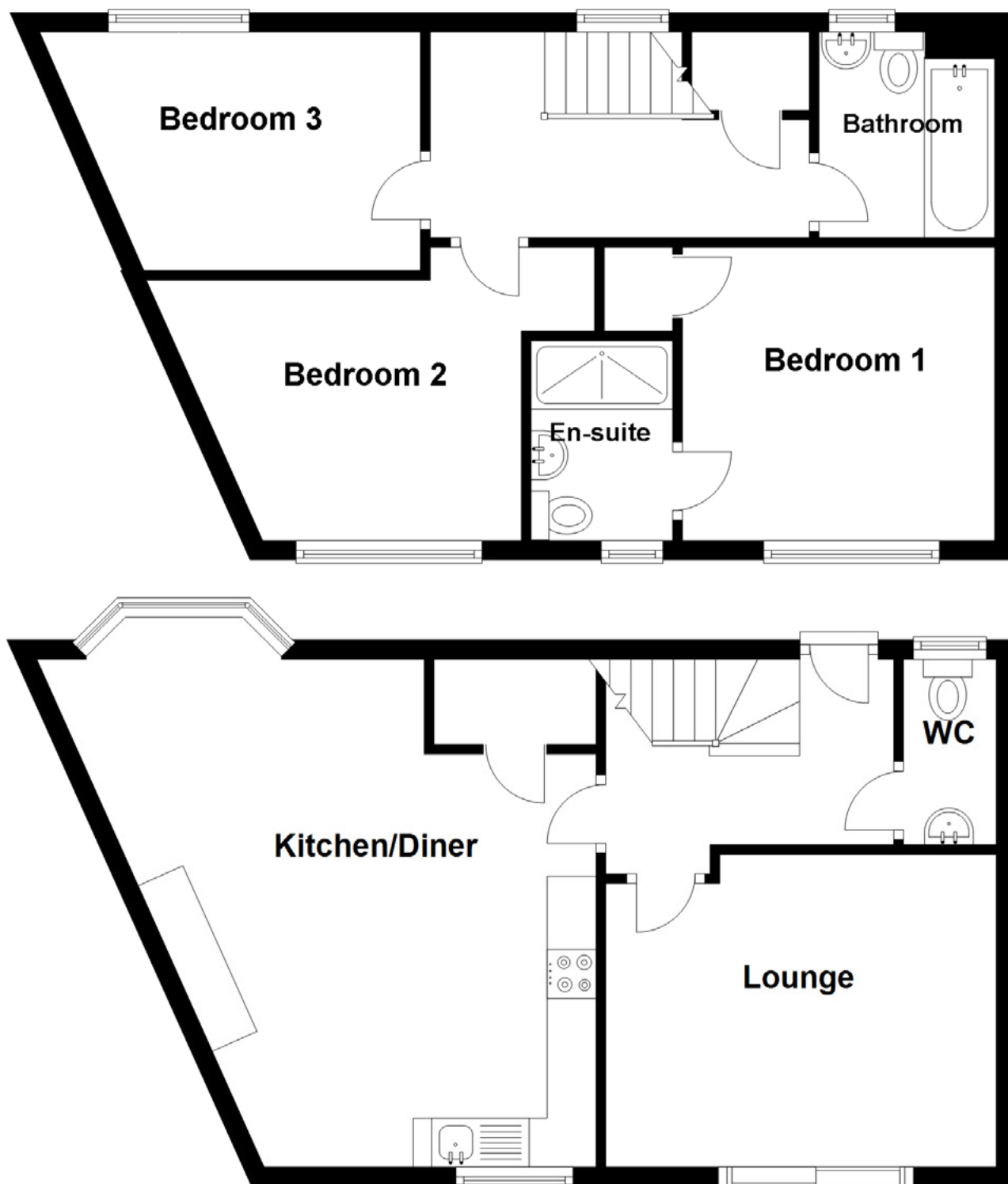
**bedroom 3**











Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.20m (17'1") x 3.40m (11'2")	Bedroom 3	3.90m (12'9") x 2.44m (8')
Lounge	4.00m (13'1") x 3.20m (10'6")	Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.90m (6'3") x 0.95m (3'1")	Gross internal floor area (m <sup>2</sup> ): 89m <sup>2</sup> EPC Rating: C	
Bedroom 1	3.20m (10'6") x 3.00m (9'10")		
En-suite	2.15m (7'1") x 1.45m (4'9")		
Bedroom 2	3.42m (11'3") x 3.15m (10'4")		









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Lacy Street 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. You will find Paisley has a great mix of history and modern facilities.

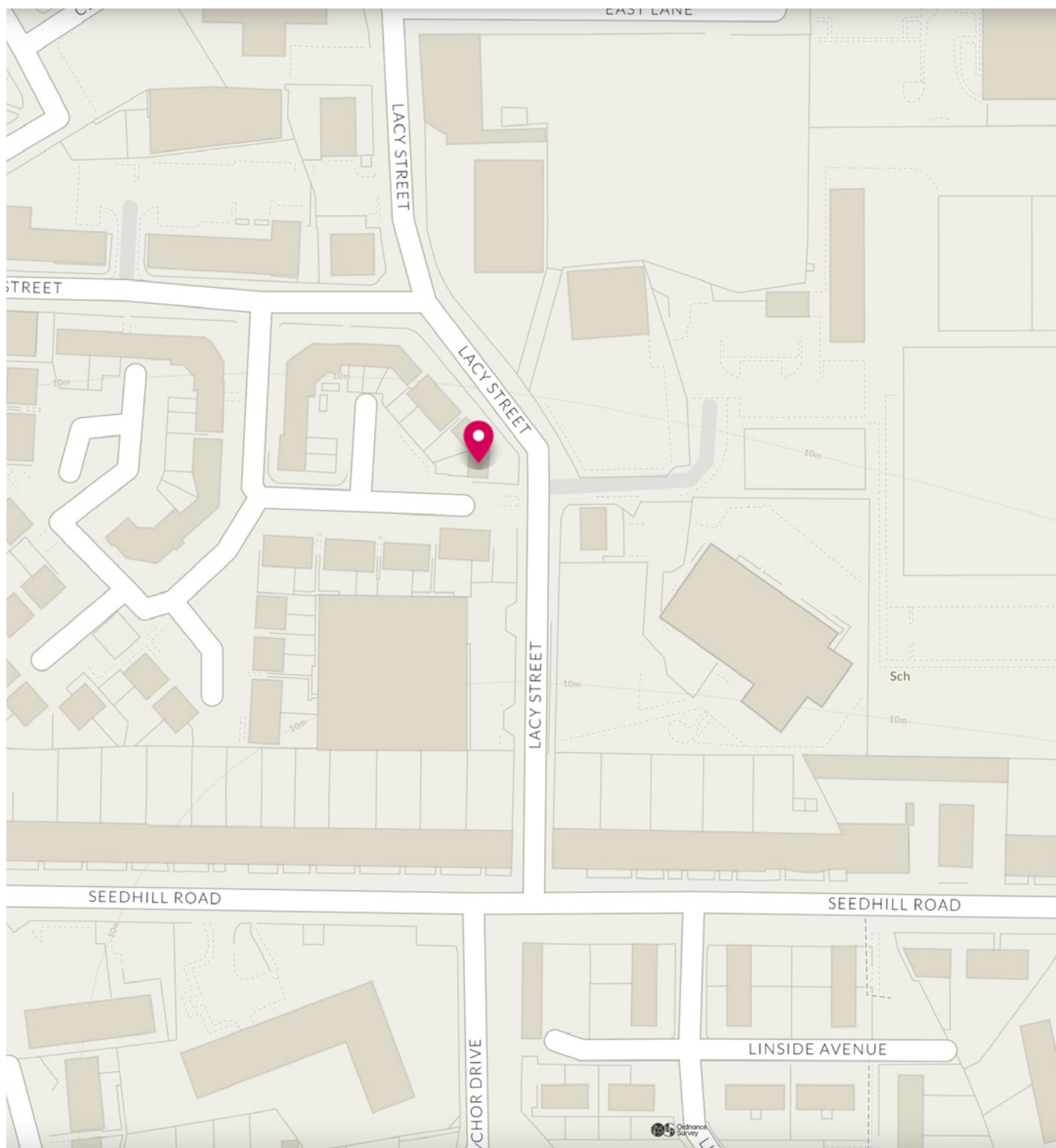
The property is very well situated for accessing the town centre as well as primary and secondary schools, with The University of the West of Scotland being a short walk away. The Royal Alexandra Hospital is easily accessed via local public transport links which include Paisley Gilmour Street railway and a bus station.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These including swimming at the Lagoon Leisure Centre, shopping at Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a thirteen-minute drive away.

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## The Location





# McEwan Fraser Legal

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