

20 St. Margarets Avenue

PAISLEY, RENFREWSHIRE, PA3 4DL



A fantastic four-bedroom detached villa with a garage, situated within a highly sought-after residential area of Paisley



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We are delighted to bring to the market this fantastic four-bedroom detached villa, situated within a highly sought-after residential area of Paisley. Set over two levels, the property offers spacious and flexible living accommodation, making it an ideal purchase for a wide variety of buyers seeking their next family home.

Upon entering, a welcoming reception hallway provides access to the principal apartments on the ground floor and immediately sets the tone for the quality and style found throughout this impressive home. The current owners have created a beautifully presented property that is both versatile and highly adaptable to modern family living.

THE LOUNGE



The generously proportioned formal lounge is positioned at the front of the property and is flooded with natural light from the attractive bay window. The lounge flows seamlessly into the formal dining room, where French doors open onto the rear garden, creating the perfect space for entertaining and indoor-outdoor living.

THE DINING ROOM



THE KITCHEN



The modern kitchen has been fitted with a good range of floor and wall-mounted units complemented by striking work surfaces, creating a stylish and efficient workspace. Integrated appliances are included, along with additional space for free-standing appliances. A separate utility room provides further practicality and additional appliance space. A contemporary WC completes the accommodation on the ground floor.



THE UTILITY & WC





On the upper level, the property continues to impress with four well-proportioned bedrooms, all of which are bright, airy, and offer flexible furniture configurations together with ample space for additional free-standing furnishings. The principal bedroom further benefits from a stunning en-suite shower room. A modern family bathroom completes the internal accommodation.

THE BATHROOM



BEDROOM 1



The principal bedroom further benefits from a stunning en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4



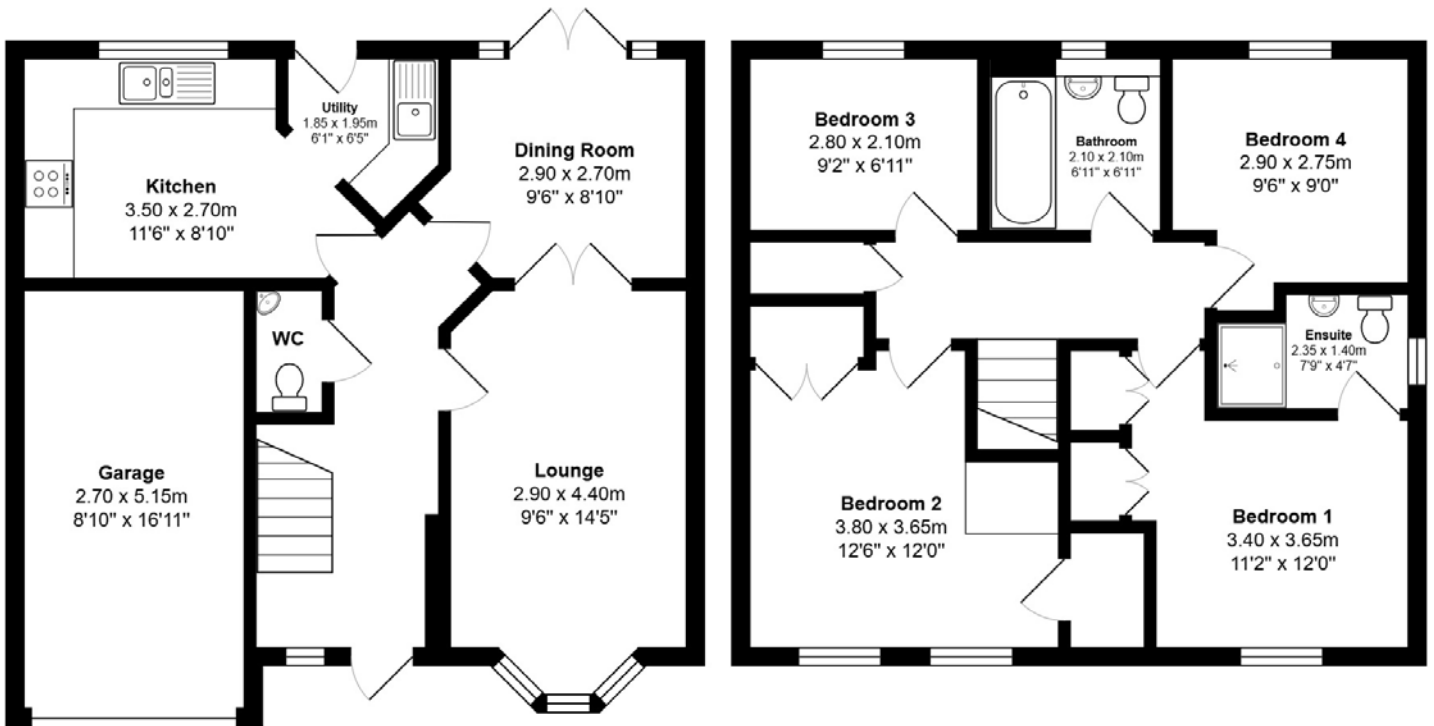
Externally, the property enjoys private garden grounds to both the front and rear. The rear garden has recently been top-soiled and seeded, providing a blank canvas for the new owners to landscape and personalise to their own taste. To the front, a driveway provides off-road parking and leads to a single garage.

Further benefits of this superb family home include double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

EXTERNALS

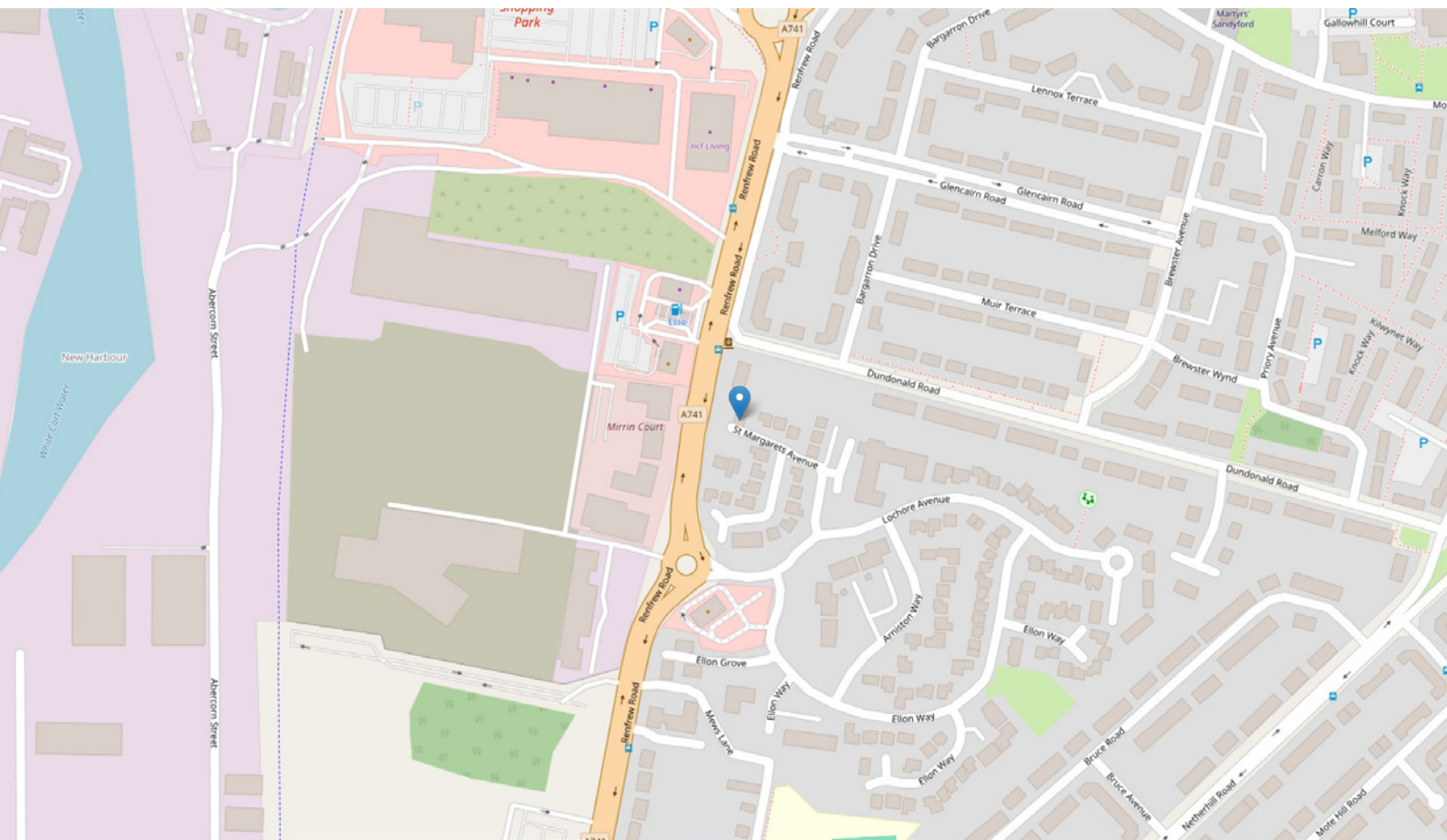


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 107m² | EPC Rating: C



THE LOCATION

Number 20 St. Margaret's Avenue enjoys a prime position within one of Paisley's most sought-after residential addresses, benefiting from a fantastic cul-de-sac setting. Paisley is a thriving and vibrant town situated on the banks of the River Cart in Renfrewshire, offering an excellent range of amenities alongside a warm and welcoming community atmosphere. The town combines rich historical character with modern conveniences, making it an ideal place to live.





The property is exceptionally well located for access to Paisley town centre, the University of the West of Scotland, the Royal Alexandra Hospital, and a variety of highly regarded primary and secondary schools. Excellent public transport links are available nearby, including regular bus services providing convenient access to the Queen Elizabeth University Hospital, Braehead Shopping Centre, and Paisley Gilmour Street railway station.

For commuters, the M8 motorway network is easily accessible, with Glasgow International Airport just a five-minute drive away and Glasgow City Centre reachable within approximately fifteen minutes.

Residents can also enjoy a wide selection of leisure and cultural attractions nearby, including Paisley Arts Centre, Paisley Art Gallery & Museum, and the Lagoon Leisure Centre, which offers swimming, ice skating, and a range of sports facilities.



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