




McEwan Fraser Legal
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24 Lounsdale Avenue

PAISLEY, RENFREWSHIRE, PA2 9LT

PAISLEY



This fantastic property 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 also very well situated for accessing the town centre, as well as primary and secondary schools. The Royal Alexandra Hospital and the University of the West of Scotland are

easily accessed via local public transport links, including 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.



24 LOUNSDALE AVENUE



We are delighted to introduce to the market this striking three bedroom detached villa with the bonus of a garage conversion, which would make an ideal home for a growing family. Inside this stunning property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance,

providing a private and safe environment for children, whilst offering unrestricted views of the surrounding area. On entering the home through the entrance hallway, it is immediately apparent that the current owner has meticulously looked after this home, which is fit for today's modern living.

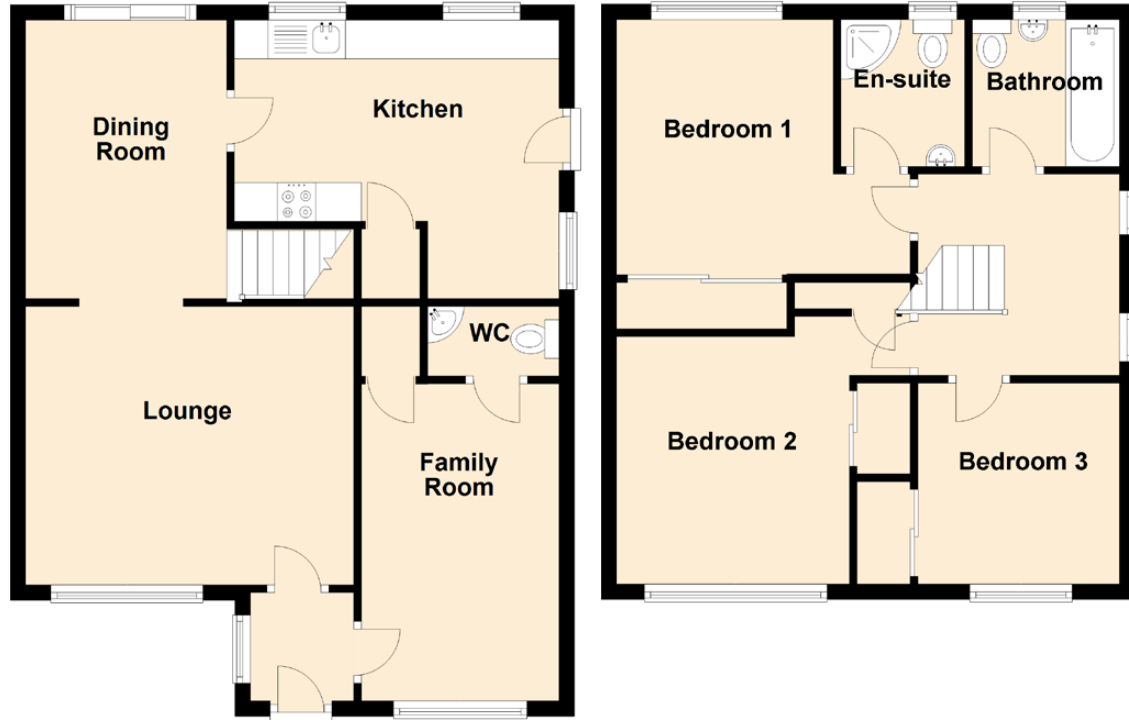
Room usage throughout can be adapted to meet individual purchasers' needs and requirements. The impressive formal open plan lounge is flooded with natural light and provides an interesting outlook to the front. It is easy to imagine the evenings of fine dining the dining area has played host to - and the chef is never too far away from the party. The kitchen

has been fitted to include a range of modern floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances. The garage conversion has been transformed by the current owners into a snug/ office. This could be transformed into a bedroom to suit

any potential purchaser's needs and requirements. A useful W/C completes the accommodation on this level. On the upper level, you will find three well-proportioned bedrooms. All of the bedrooms have additional space for free-standing furniture if required. The master bedroom is further complemented with

an impressive en-suite. A contemporary family bathroom completes the impressive accommodation internally. Externally, there is a driveway providing off road parking. Great care and attention has been paid to the private front and rear gardens which have been designed for ease of maintenance. The rear garden

is a real suntrap and will be popular in summer months when entertaining friends and family. The neighbourhood also has a great community spirit. The high specifications of this family home also include double glazing and gas central heating for additional comfort.



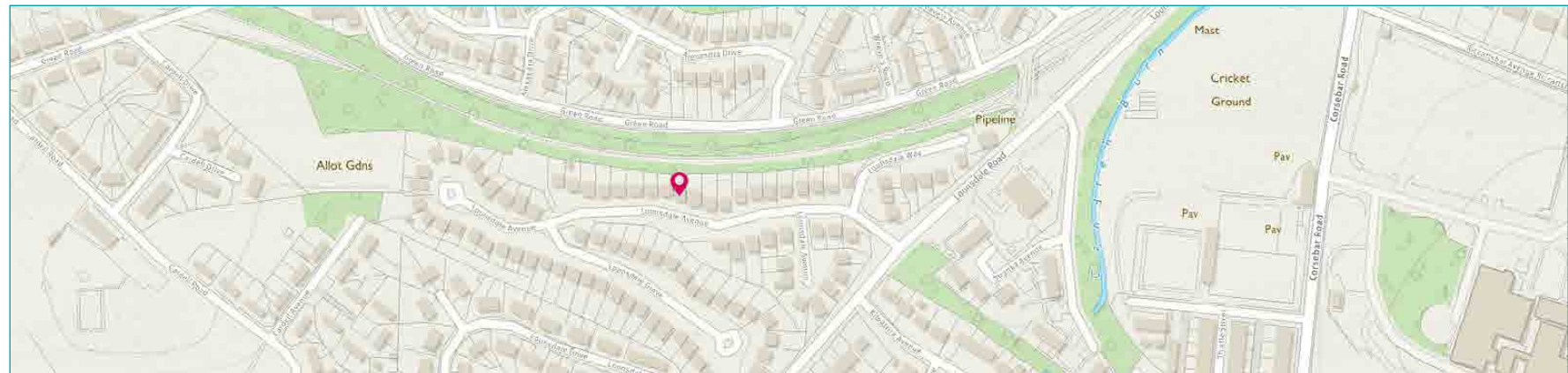
Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.60m (11'10")
Kitchen	4.20m (13'9") x 3.70m (12'2")
Dining Room	3.60m (11'10") x 2.60m (8'6")
Family Room	4.10m (13'5") x 2.30m (7'6")
WC	1.70m (5'7") x 0.90m (2'11")
Bedroom 1	3.30m (10'10") x 2.80m (9'2")
Bedroom 2	3.20m (10'6") x 2.30m (7'7")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")
En-suite	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 104m²

EPC Rating: C

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





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Text and description
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 Surveyor



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