



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14 Avenger Way**

PAISLEY, PA3 3FH



# Paisley

PA3 3FH

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.

Avenger Way is very well situated for accessing the town centre. 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.



# 14 Avenger Way

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McEwan Fraser Legal is delighted to present this immaculate three bedroom end-terraced home to the market. The property enjoys an enviable plot in this popular, family-friendly, development. Less than five years old, the property is presented in walk-in condition and comes with complete with NHBC warranty to give a purchaser a piece of mind for years to come.

A welcoming hallway leads to all apartments on this level and sets the tone for the rest of the property. The stylish lounge enjoys ample natural light from the window to the front aspect and offers excellent proportions and can happily accommodate a large suite of furniture and plenty of additional free standing furniture. The open plan kitchen/dining area comprises a generous range of base and wall that offer excellent prep and storage space. It is further complemented with a host of integrated appliances. A handy utility room is accessed from the kitchen.

The dining area will be popular when entertaining friends and family, and the chef is never too far away from the party. One of the double bedrooms is pleasantly located on this level, and could be transformed, if required, to meet each individual purchaser's needs and requirements. A shower room completes the accommodation on this level.

Climbing the stairs, you find a further two generous double bedrooms, both with ample floor space for additional free-standing storage. The internal accommodation is completed by the contemporary bathroom suits.

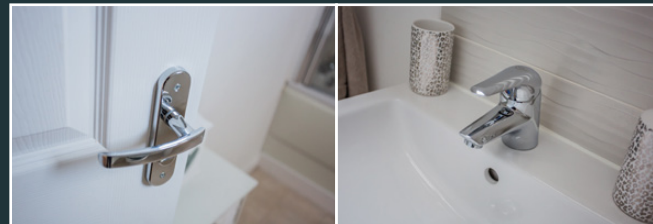
For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys private parking to the front and a fully enclosed garden to the rear.

This is a must see home and early viewing is highly recommended.



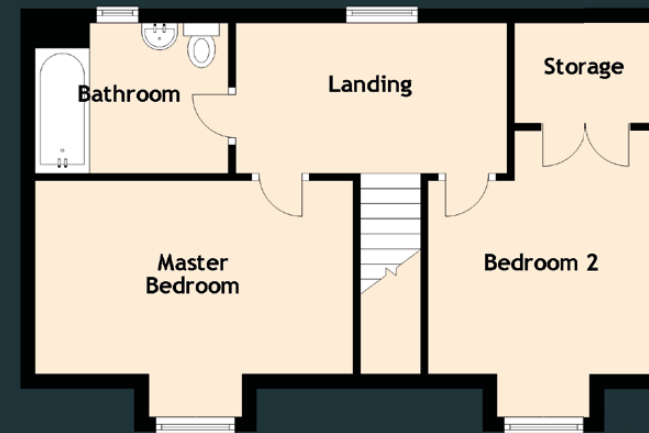
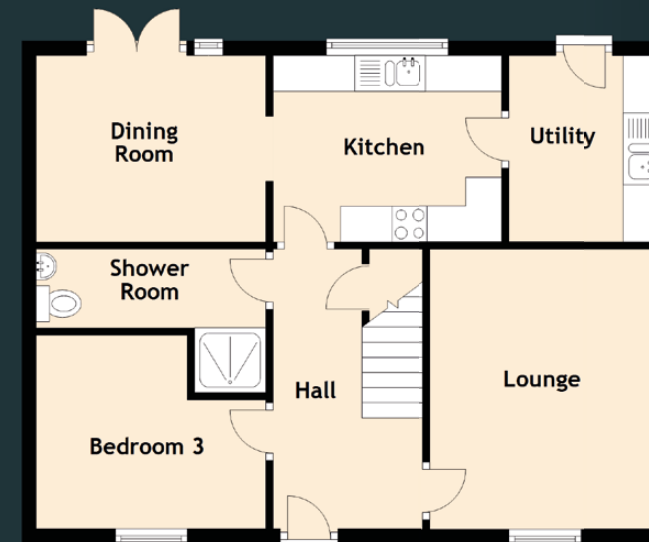
*"... immaculate three bedroom end-terraced home ..."*





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

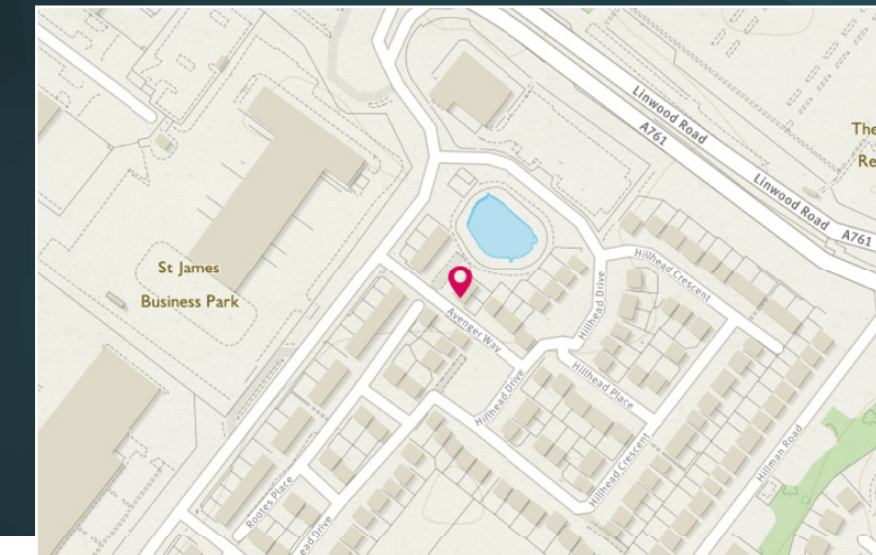


Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.60m (8'6")
Dining Room	3.20m (10'6") x 2.60m (8'6")
Utility	2.60m (8'6") x 2.10m (6'11")
Master Bedroom	4.44m (14'7") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Storage	2.00m (6'7") x 1.40m (4'7")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.90m (6'3")
Shower Room	3.20m (10'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup> | EPC Rating: C

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





  
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**Part  
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Text and description  
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 Surveyor



Professional photography  
**GARY CORKELL**  
 Photographer



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