



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**32 Anchor Drive**

SEEDHILL, PAISLEY, RENFREWSHIRE, PA1 1LH



# AREA

## PAISLEY

RENFREWSHIRE

---

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.



# 32

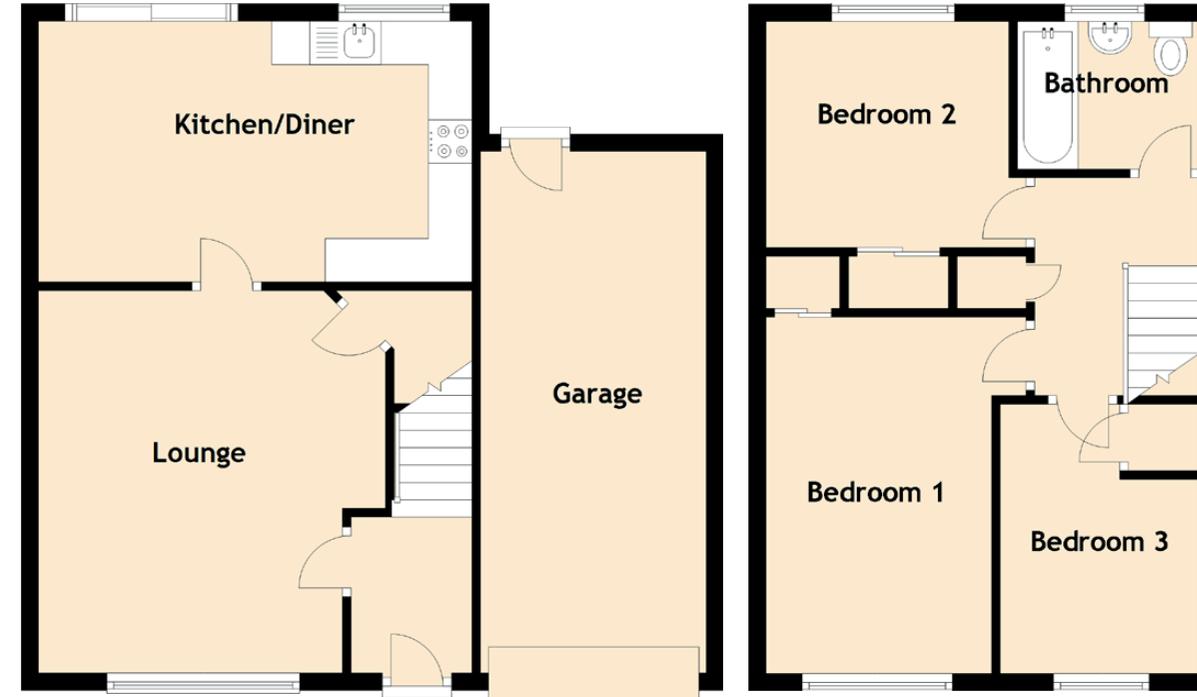
## ANCHOR DRIVE

SEEDHILL, PAISLEY

We are delighted to bring to the market this three bedroom link-detached villa set in a popular family-friendly area that is becoming well-known for its neighbourly spirit. The house is formed over two levels that will make the ideal home for a variety of people looking for their ideal home. The formal lounge is flooded with natural light and offers an interesting outlook. The breakfasting kitchen has been professionally fitted to include a good range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. A staircase from the hallway gives access to the upper level where you will find three bright and airy well-proportioned bedrooms, all of which have a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements. The family bathroom suite completes the accommodation internally.

Externally, to the front of the property, there is a driveway providing off-road parking with a garage thereafter. To the rear of the property, you will find a fully enclosed garden which is a real suntrap in summer months and provides a safe environment for children. The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.





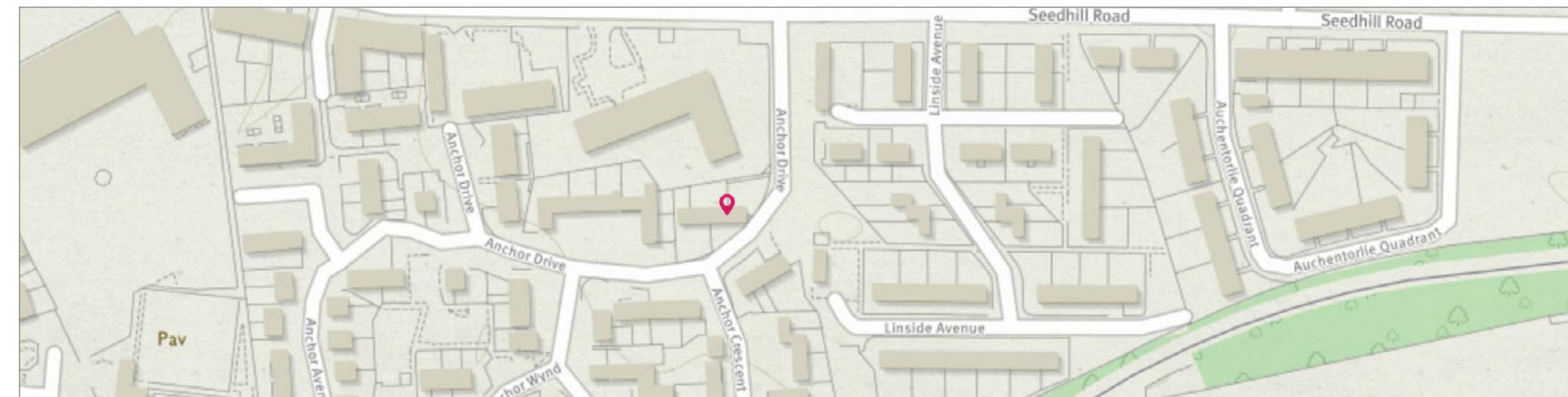
# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen/Diner	4.90m (16'1") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	3.10m (10'2") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: D





  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 0141 404 5474  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**DIANE KERR**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer