




McEwan Fraser Legal

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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.



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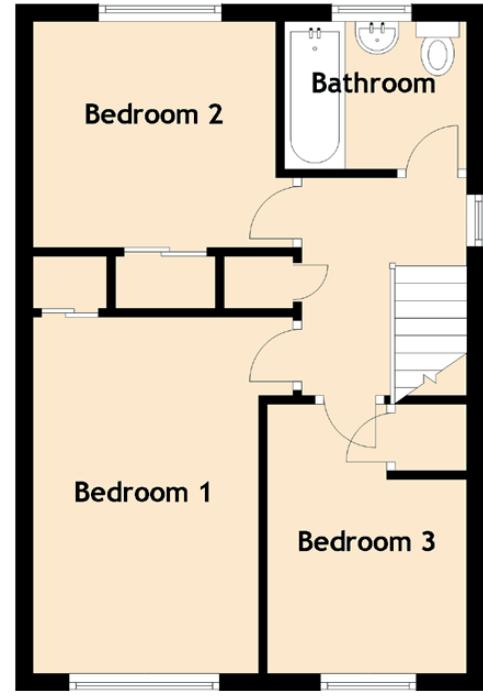
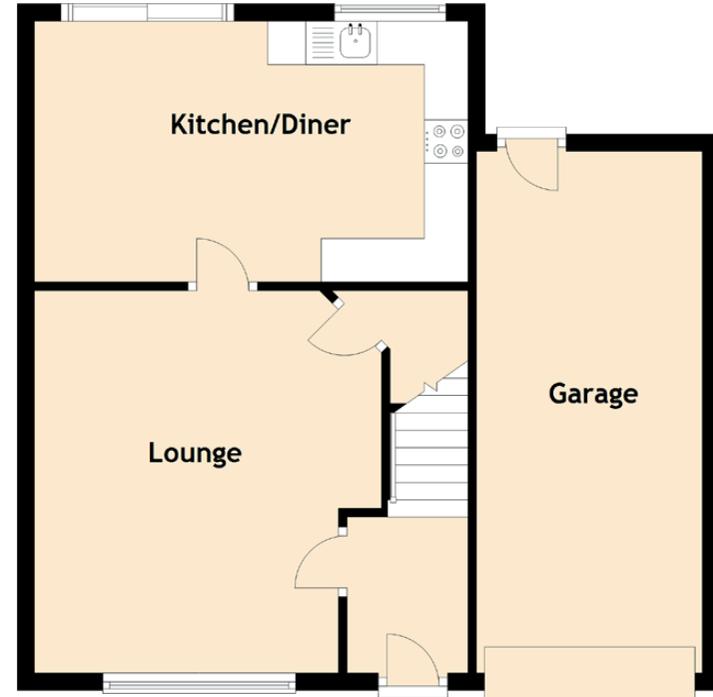
ANCHOR DRIVE

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.





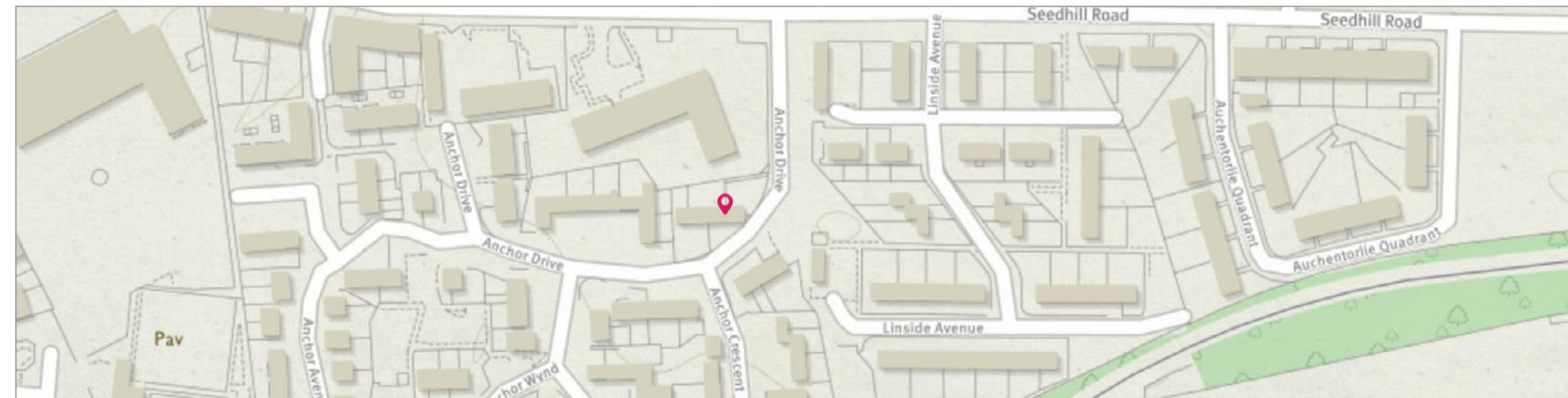
DETAILS & SPECIFICATIONS

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 (m²): 75m²
EPC Rating: D






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**Part
 Exchange
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