







Located in the desirable Oldhall district of Paisley, a short distance from Barshaw Park. This wonderful family home lies within the catchment area of Paisley Grammar School. Close to local bus services along Glasgow Road which connect to the town centre as well as Glasgow.

There are a good selection of local shops and amenities locally including a Tesco store. There are various cafes, bars and restaurants also in the East End. Paisley town centre itself provides the Paisley Centre and mainline railway station. Easy access to the M8 motorway network.

Ralston is an established residential locale with good local schooling, Barshaw Park, Ralston Golf Club and Oldhall Golf Course. It has excellent road links into Paisley town centre with connections towards the M8 motorway network and railway services from Hawkhead station. Glasgow airport is also only a short drive away.





If you have ever leafed through a stylish design or property magazine, you will know that certain houses capture the imagination! Having an eye for style and quality, the current owners have transformed and decorated this villa to the highest of standards. This beautifully presented four bedroom semi-detached villa, with an impressive entrance into the front garden that sets a grand stage for 27 Lanfine Road.

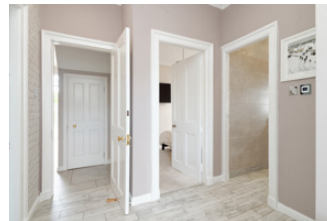
The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The formal lounge has a real 'cosy' feel to it with the feature fire and surround as its focal point and also boasts a beautiful outlook, this room is the perfect place to unwind after a hard day. The open plan dining kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It is also complemented with a host of integrated appliances as well as under-floor heating. It is easy to imagine the evenings of fine dining this zone has played host to. The crisp

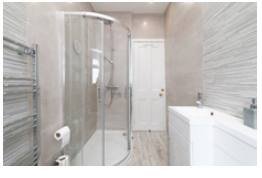
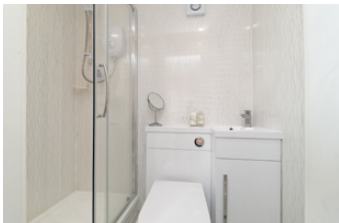
and contemporary styling continues into the two well-appointed bedrooms positioned on the ground floor level. With a tastefully decorated theme on a bright and fresh layout, these rooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. Either of these bedrooms can be transformed into an additional lounge or a formal dining room. A stunning bathroom, also with under-floor heating, completes the accommodation on this level.

A staircase provides access to the first-floor level where you will find additional accommodation, a further two bright and airy well-appointed bedrooms, one of which boasts an impressive ensuite.

The garden grounds are undoubtedly the heart of this grand home. Generous grounds are synonymous with the luxury inside and complete this tranquil home. The well-maintained garden grounds to the front and rear are a sheer delight. Many an evening will be spent in the decking area enjoying the peace and quiet along with the beautiful outlook. The hot tub area will be popular with all members of the family. A huge under-house cellar give ample room for storage. Off-street parking is available with a garage thereafter. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.







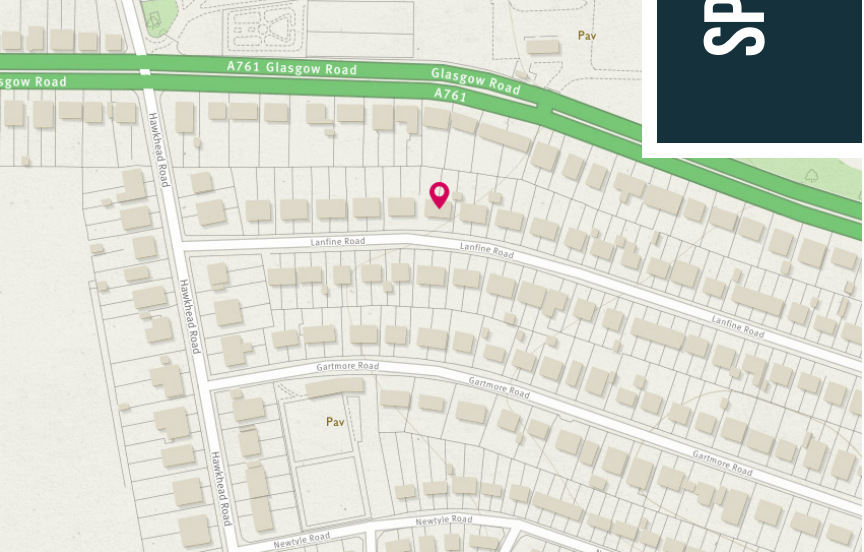
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.10m (13'5") x 3.80m (12'6")
Dining Room	4.60m (15'1") x 3.90m (12'10")
Kitchen	4.10m (13'5") x 2.10m (6'11")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Shower Room	3.00m (9'10") x 1.60m (5'3")

First Floor	
Bedroom 3	6.90m (22'8") x 2.90m (9'6")
En-suite	1.70m (5'7") x 1.00m (3'4")
Bedroom 4	5.40m (17'9") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup> | EPC Rating: D

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



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP





# McEwan Fraser Legal

## Solicitors & Estate Agents

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