

# 9 Melrose Avenue

PAISLEY, RENFREWSHIRE, PA2 9HZ



*BRIGHT AND SPACIOUS FIVE  
BEDROOM SEMI-DETACHED VILLA*



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Part Exchange Available. We are delighted to bring to the market this striking five-bedroom, extended semi-detached villa in a desirable, quiet location, which would make an ideal home for a growing family. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The current owners have transformed the garage and side of the property into further living accommodation. It was thoughtfully planned for a larger family or those requiring working from home arrangements. The welcoming entrance vestibule leads to all apartments on this level. The formal lounge is positioned to the front of the property, and a pleasant outlook is from the window to the front aspect, which floods the room with natural light.

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The dining kitchen has a range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace.







The impressive conservatory will be popular with all members of the family and is the perfect zone to unwind in and enjoy the peace and quiet and pleasant outlook onto the rear garden.







Two well appointed bedrooms and located on the ground floor. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements. A useful WC completes the accommodation on this level.







**Bedroom 2**









Journeying upstairs, you will discover a further three well proportioned bedrooms. All of the bedrooms are bright and airy and have a range of furniture configurations and additional space for free-standing furniture if required. The contemporary family bathroom completes the impressive accommodation internally.







**Bedroom 3**







**Bedroom 4**



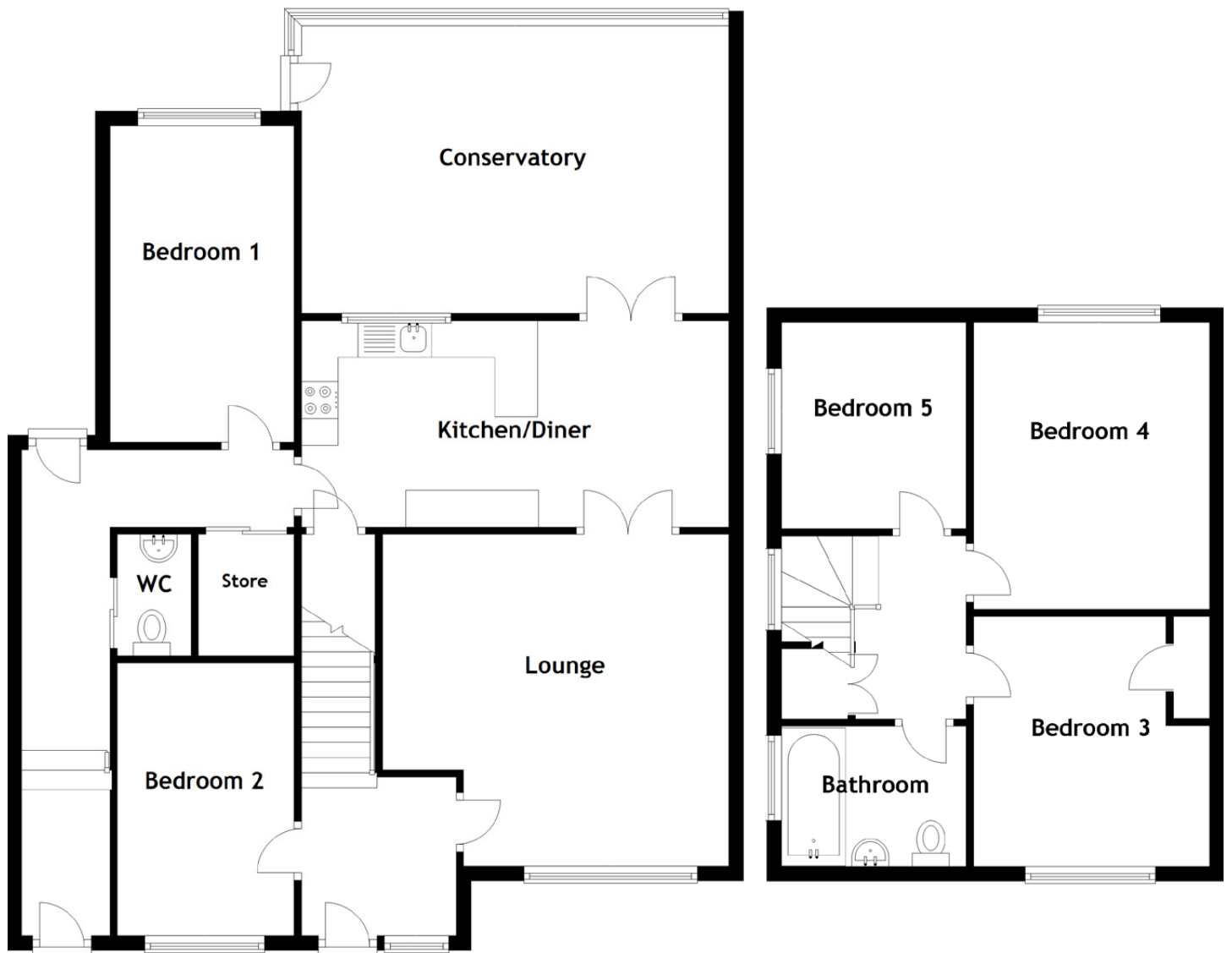




**Bedroom 5**







Approximate Dimensions  
 (Taken from the widest point)

Lounge	4.70m (15'5") x 4.50m (14'9")	Bedroom 5	2.80m (9'2") x 2.50m (8'3")
Kitchen/Diner	5.60m (18'4") x 2.80m (9'2")	Bathroom	2.50m (8'3") x 1.90m (6'3")
Conservatory	5.40m (17'9") x 3.90m (12'10")	WC	1.65m (5'5") x 1.00m (3'3")
Bedroom 1	4.30m (14'1") x 2.50m (8'2")	Gross internal floor area (m <sup>2</sup> ): 139m <sup>2</sup>	
Bedroom 2	3.70m (12'2") x 2.40m (7'10")	EPC Rating: C	
Bedroom 3	3.40m (11'2") x 3.20m (10'6")		
Bedroom 4	3.90m (12'9") x 3.20m (10'6")		



Externally, there are private front and rear gardens. The rear garden is fully enclosed and a real suntrap and will be popular in the summer months. Many an evening will be spent in this zone with friends and family. The high specifications of this family home also include double glazing and gas central heating for additional comfort.









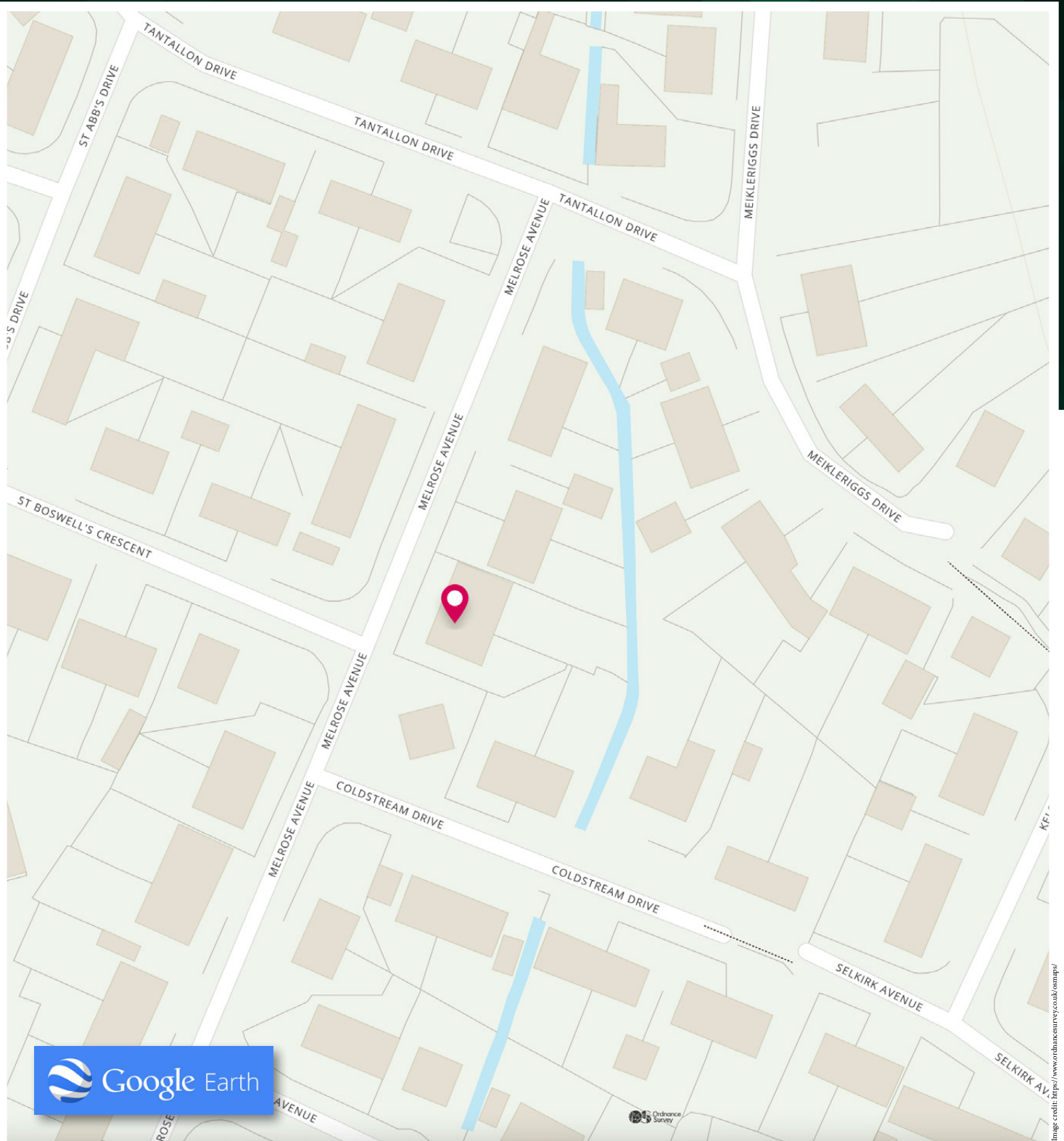


Melrose Avenue is positioned in a popular pocket of Paisley, with convenient access to the surrounding countryside areas and the Glennifer Braes Country Park is only a short walk away. There are local supermarkets close by as well easy access to a wider range of shops at Silverburn and Braehead shopping centres. Paisley is a University town with very good

Local facilities for sports, the arts, and entertainment. It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive for destinations further a field.

## The Location





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