

75 Whitesbridge Avenue

PAISLEY, RENFREWSHIRE, PA3 3BL



Modern two-bedroom end terrace in walk-in condition with solar panels, private driveway and exceptional energy efficiency set within a safe and popular Paisley location



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McEwan Fraser Legal is delighted to present 75 Whitesbridge Avenue, a beautifully presented two-bedroom end-terraced home offered to the market in true walk-in condition. This property stands out for its high level of energy efficiency, featuring cavity wall insulation that ensures low heating bills year-round. This home will appeal to first-time buyers, professionals and anyone seeking a modern, low-cost lifestyle with easy access to Paisley and Glasgow.

THE LOUNGE



Entering the property, you are welcomed by a bright entrance vestibule which houses the modern gas central heating boiler. The system features smart remote controls, allowing you to manage your home heating effortlessly from your phone. The vestibule leads through to the spacious lounge, where a large front-facing window allows plenty of natural light to fill the room, creating a warm and comfortable setting. The lounge has been tastefully decorated in neutral tones and also benefits from useful storage beneath the staircase.

THE KITCHEN



The kitchen is accessed from the lounge and is laid out in a practical U-shaped design. This modern space features sleek integrated appliances, a breakfast bar and generous worktop space for food preparation.





Upstairs, the home offers two well-proportioned double bedrooms along with a contemporary family bathroom. Both bedrooms are finished in neutral décor and benefit from their own walk-in wardrobes, providing excellent storage solutions. The second bedroom offers great flexibility as a guest room or a dedicated home office. The modern bathroom completes the accommodation and includes a bath with overhead shower, basin and toilet.

THE BATHROOM



BEDROOM 1



BEDROOM 2

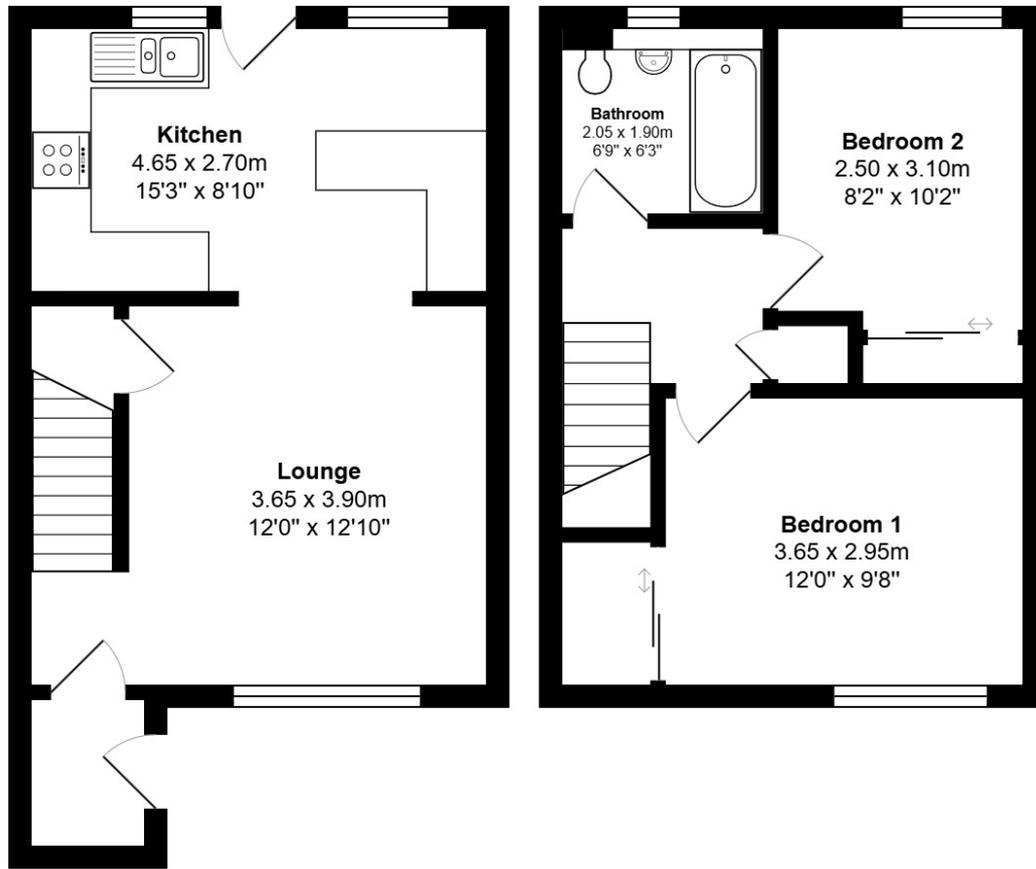


Externally, the property continues to impress. The rear garden has been professionally landscaped for low maintenance, featuring a premium composite decking and integrated LED lighting for evening ambience. Solar panels installed on the roof provide added energy efficiency and currently save the owner around £650 per year. Unlike many similar properties, this home includes a private driveway for off-street parking alongside a neat front garden. Early viewing is highly recommended.

EXTERNALS

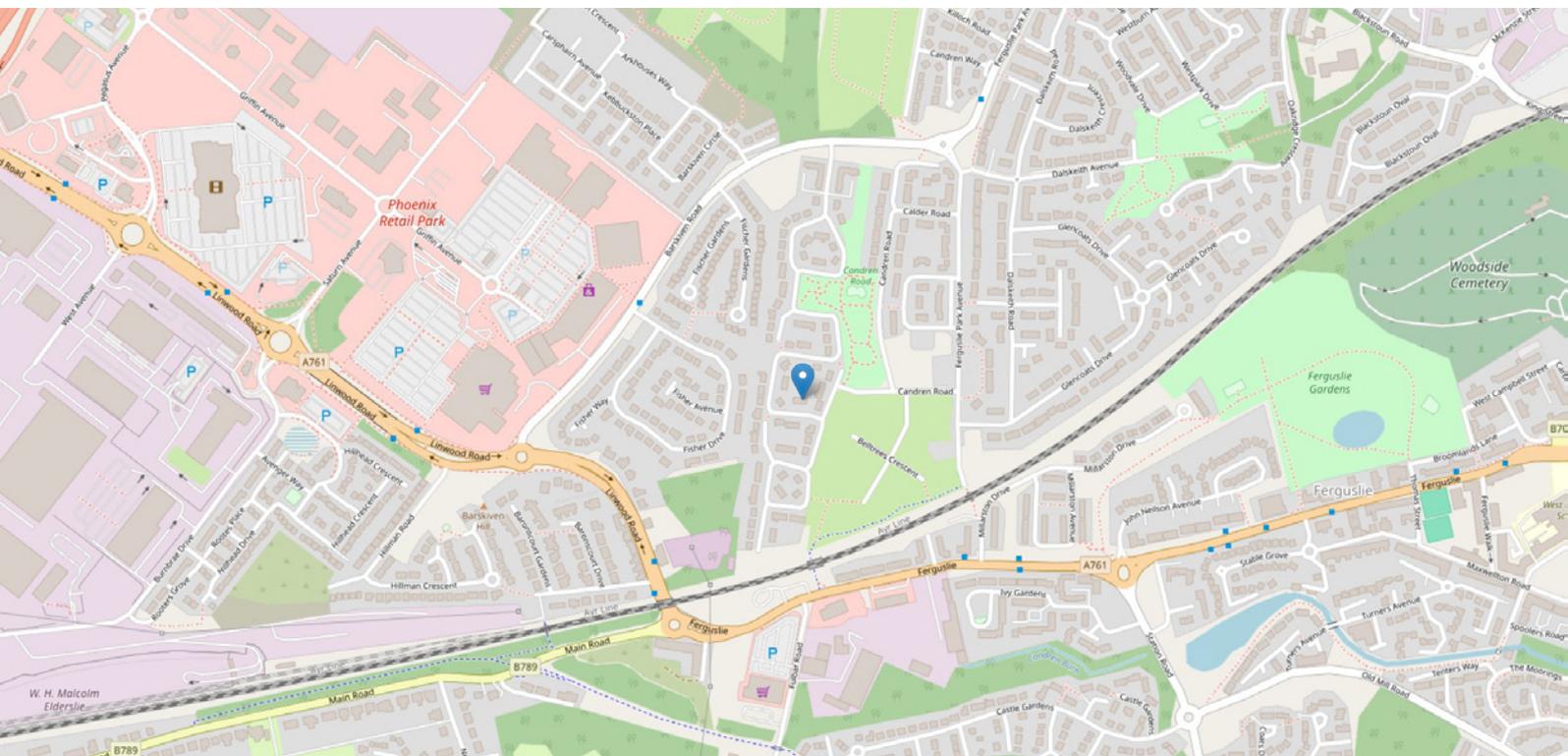


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | EPC Rating: C



THE LOCATION

Paisley offers a wide range of local amenities, including shops, supermarkets, cafés and leisure facilities, along with well-regarded primary and secondary schooling.





The property is situated in a very safe residential area currently benefiting from town regeneration, including the construction of a brand new park for local residents nearby. The town benefits from regular public transport links with rail and bus services providing easy access to Glasgow and the surrounding areas. For commuters, the M8 motorway network is close by, offering direct routes across the central belt. Glasgow Airport is only a short drive away, making this a convenient and well-connected location for a variety of buyers.



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