




McEwan Fraser Legal

Solicitors & Estate Agents

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97 Fisher Drive

PAISLEY, PA1 2TP



Paisley PA1 2TP

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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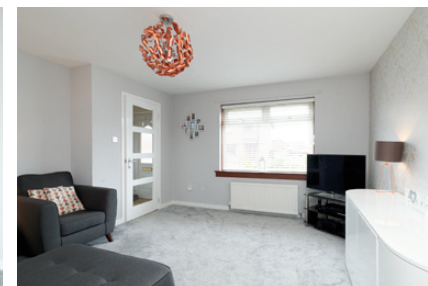
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We are delighted to bring to the market this excellent three bedroom semi-detached villa set in a popular family-friendly area that is becoming well-known for its neighbourly spirit. The house is formed over two levels that will make the ideal home for a variety of people looking for their ideal home.

The formal lounge is flooded with natural light and offers an interesting outlook. The dining kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.

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 stunning family bathroom suite completes the impressive accommodation internally.

Externally, to the front of the property, there is a driveway providing off-road parking. 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.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.10m (13'5")
Kitchen/Diner	5.20m (17'1") x 3.30m (10'10")
Bedroom 1	3.10m (10'2") x 2.70m (8'10")
Bedroom 2	3.20m (10'6") x 2.50m (8'2")
Bedroom 3	4.30m (14'1") x 3.10m (10'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 82m² | EPC Rating: C

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

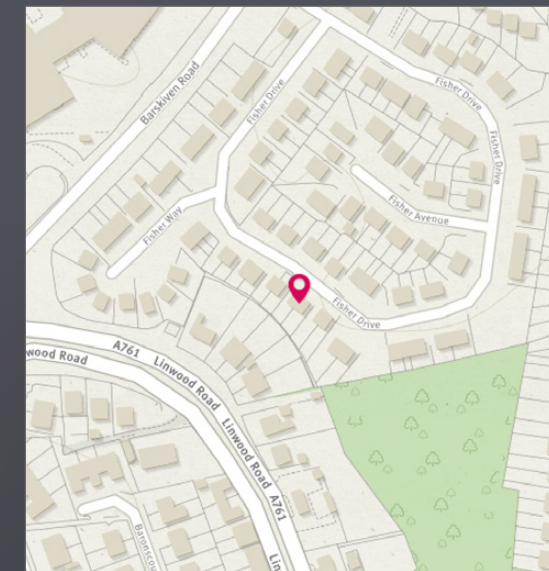


Image credit: <https://www.dumaineury.co.uk/omaps/>




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**Part
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Text and description
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 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer