



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**23 Hillhead Crescent**

PAISLEY, RENFREWSHIRE, PA3 3FF

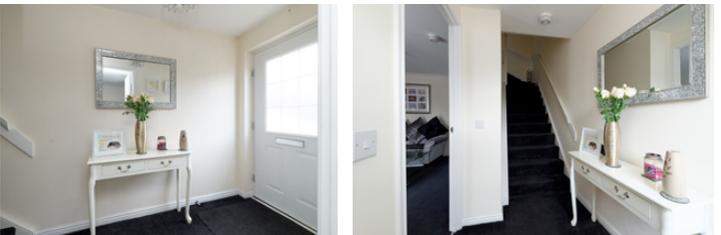


## PAISLEY

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering 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.

Hillhead Crescent is very well situated for accessing the town centre. There are a variety of educational facilities such as primary, secondary schools, and the University of the West of Scotland. There are local public transport links including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway and Glasgow International Airport.

Also nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports facilities, such as climbing and skiing at Soar are only a short distance away by car or public transport.



## 23 HILLHEAD CRESCENT

We are delighted to bring to the market this excellent three bedroom mid-terraced 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. Many an evening will be spent in this zone unwinding after a hard day. The 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 useful WC completes the accommodation on this level.

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. Bedroom one is further enhanced with built-in wardrobes, creating excellent storage space.

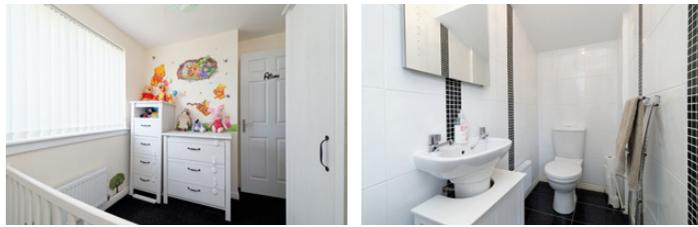
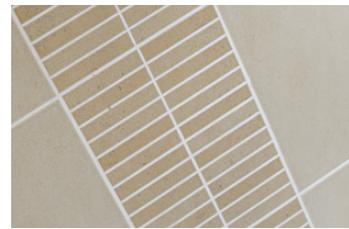
Any of the bedrooms can be transformed into a study/office for those requiring working from home arrangements.

A family bathroom suite completes the impressive accommodation internally.

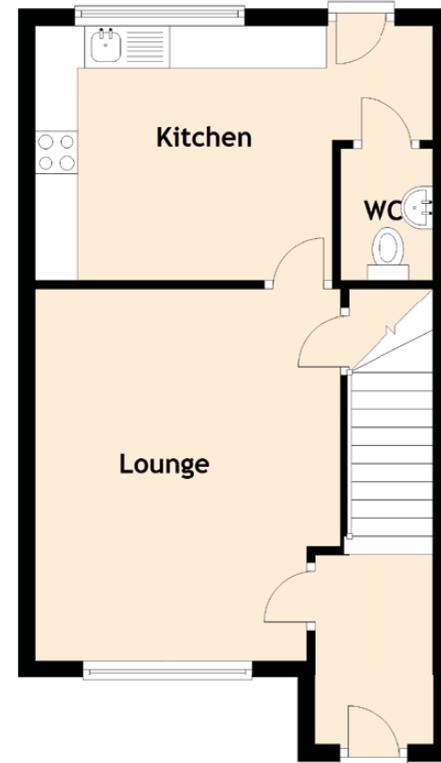
Externally, to the front of the property, there is a driveway providing off-road parking. To the rear of the property, you will find a fully enclosed garden which is a real suntrap in summer months and provides a safe environment for

children, a great spot to spend a relaxing summer's night.

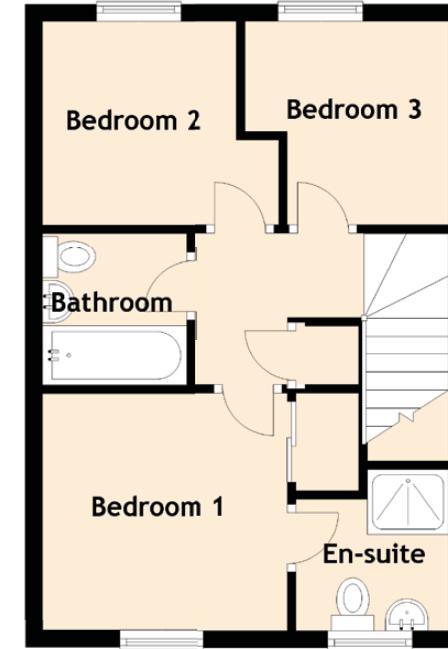
The property has both gas central heating and double glazing creating a warm, yet cost effective way of living all year round.



### Ground Floor



### First Floor



Approximate Dimensions (Taken from the widest point)

#### Ground Floor

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	4.70m (15'5") x 3.00m (9'10")
WC	1.55m (5'1") x 1.10m (3'7")

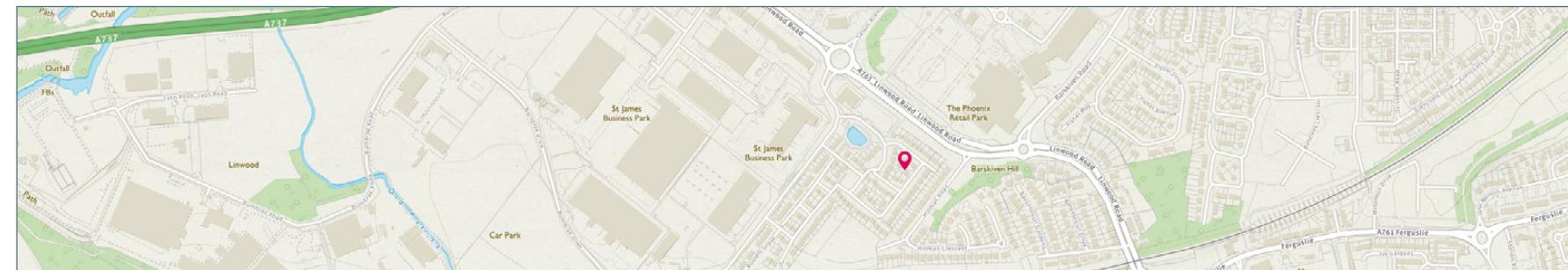
#### First Floor

Bedroom 1	2.90m (9'6") x 2.80m (9'2")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 2	2.40m (7'10") x 2.30m (7'7")
Bedroom 3	2.50m (8'2") x 2.40m (7'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C

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






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