



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**16 Hillman Road**

PAISLEY, RENFREWSHIRE, PA3 3FB



## 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.

Hillman Road 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.



## 16 HILLMAN ROAD

We are delighted to bring to the market this wonderful four bedroom, detached villa in a desirable, quiet location that offers the very real possibility of living the life of your dreams. If you have ever leafed through a trendy design or property magazine, you will know that there are certain houses that capture the imagination. This

property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very

easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience

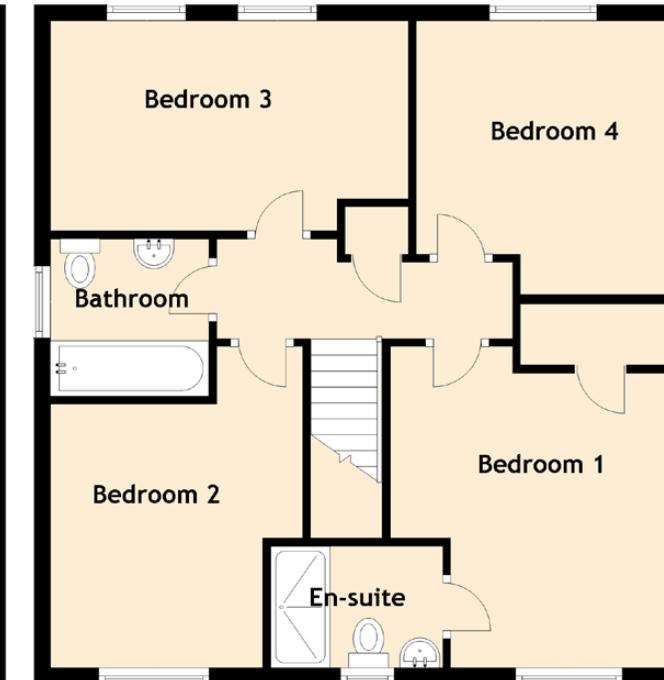
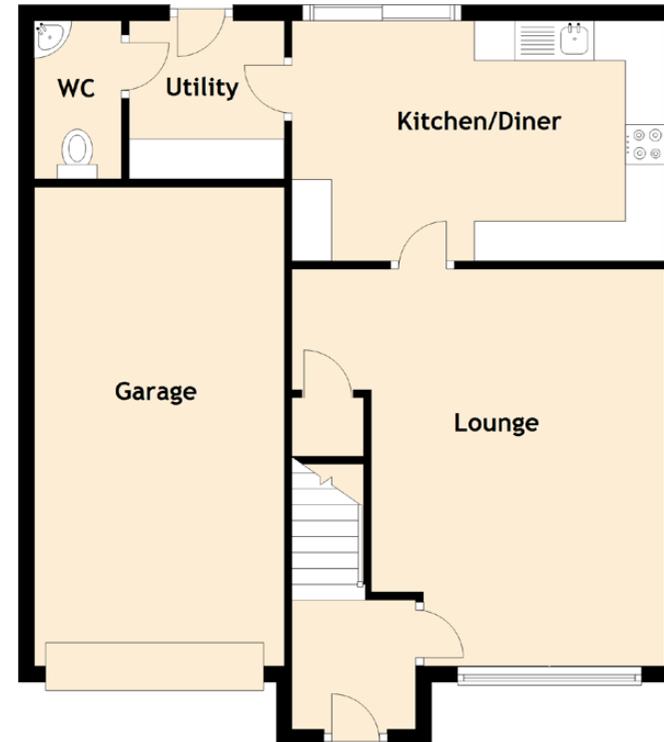
The welcoming hallway sets the scene. Immediately, the impressive lounge offers various furniture configurations and leads to the stylish

and chic dining kitchen. With an abundance of floor and wall mounted units, and integrated appliances, it creates a fashionable and efficient workspace. A useful WC completes the accommodation on this level. Upstairs there are four, bright and airy good size bedrooms. All with a range of furniture configurations and space

for additional free standing furniture if required. The master bedroom is further complemented with a stunning ensuite. The family bathroom is both functional and relaxing and completes the impressive accommodation internally. The property has gas central heating and double glazing, helping to ensure a warm, cost-effective

living environment all year round.

Externally, there are private front and rear gardens, with a driveway to the front providing off road parking with a garage thereafter. The rear garden is a real suntrap and will be popular with all members of the family.



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.70m (12'2")
Kitchen/Diner	4.70m (15'5") x 3.02m (9'11")
Utility	1.99m (6'6") x 1.95m (6'5")
WC	2.00m (6'7") x 1.10m (3'7")
Bedroom 1	3.82m (12'7") x 3.56m (11'8")
En-suite	2.17m (7'1") x 1.52m (5')
Bedroom 2	3.31m (10'10") x 3.18m (10'5")
Bedroom 3	4.52m (14'10") x 2.64m (8'8")
Bedroom 4	3.36m (11') x 3.32m (10'11")
Bathroom	2.00m (6'7") x 1.98m (6'6")

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



Image credit: <https://www.rentman.com.au/rental/>



  
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