




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

51 Ivy Gardens
PAISLEY, RENFREWSHIRE, PA1 2BT



Ivy Gardens 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 very well situated for accessing the town centre as well as primary and secondary schools, with The University of the West of Scotland less than a 5-minute walk away. The Royal Alexandra Hospital is easily accessed via local public transport links which include 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.



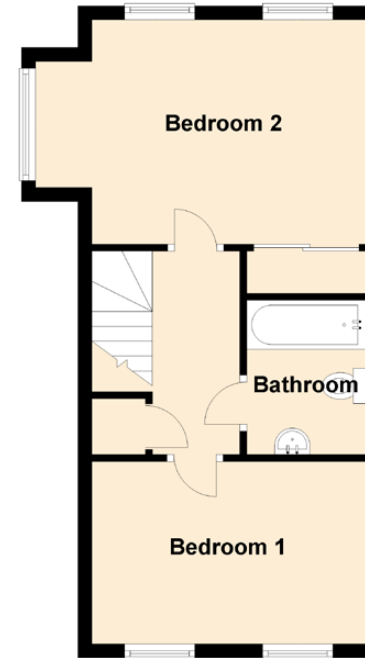
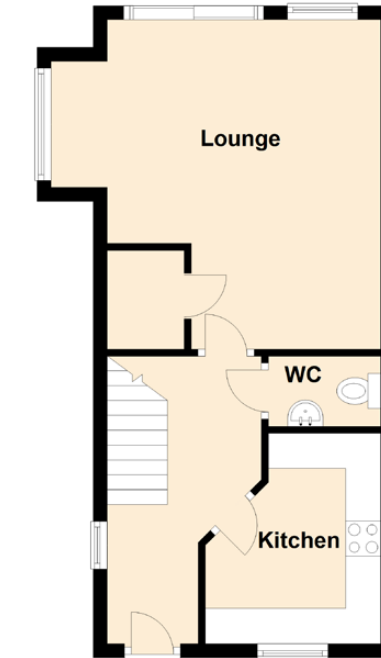
We are delighted to offer to the market this superb two bedroom end-terraced house situated within this highly sought area of Paisley.

The property has been maintained to an exacting standard by its current owners. They have created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first-class specification. The property is accessed via the welcoming hallway which leads to all apartments on this level. Thereafter a generously proportioned family lounge presented in neutral décor is flooded with natural light and provides a pleasant outlook. The kitchen has been beautifully fitted to include a quality range of floor and wall mounted units with a striking worktop, which creates a fashionable and efficient work space. It also benefits from a host of integrated appliances. A handy downstairs Cloaks/W.C. can also be found on this level.

The upper level comprises of two good sized bedrooms. Both of the bedrooms have a range of furniture configurations and space for additional free-standing furniture. the master bedroom is further complemented by built-in wardrobes providing excellent storage. A stunning family bathroom suite with over head shower completes the impressive accommodation internally. Externally the property has well-maintained front and rear gardens with a driveway to the front providing off-road parking. The rear garden is fully enclosed and is a real suntrap in summer months. Many an evening will be spent here enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.



“ ... A FABULOUS HOME, WHICH IS BOTH FLEXIBLE AND INCREDIBLY ADAPTABLE ... ”

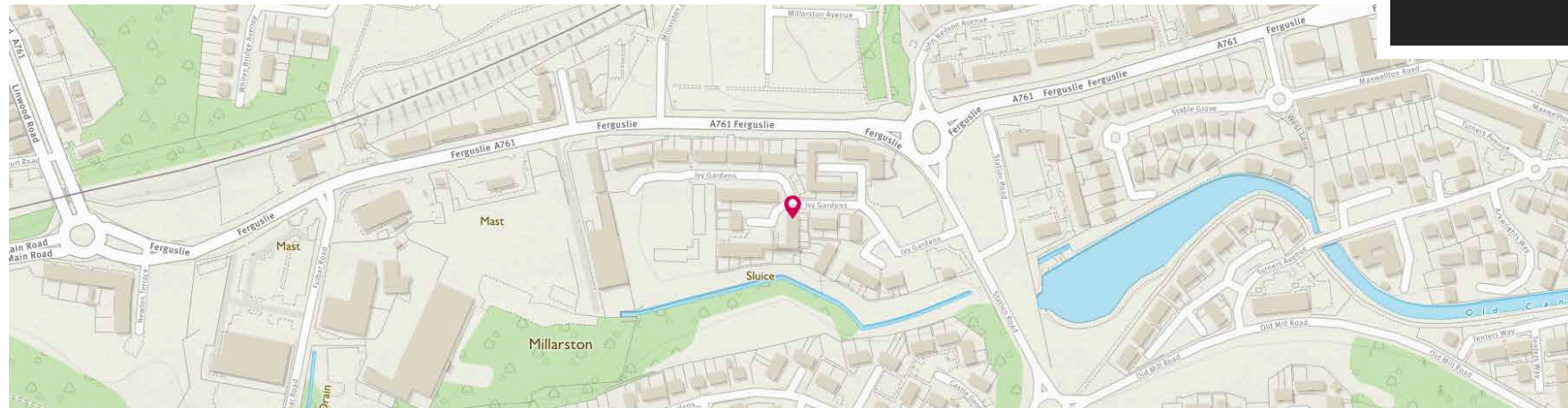


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.70m (15'5")
Kitchen	3.00m (9'10") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 2.70m (8'10")
Bedroom 2	4.70m (15'5") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")
WC	1.60m (5'3") x 1.00m (3'3")

Gross internal floor area (m²): 72m² | EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings and blinds. Light fixtures and fittings will be replaced with the original fittings.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer