




McEwan Fraser Legal
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40 Castle Gardens

PAISLEY, PA2 9RB



PAISLEY

PA2 9RB

40 Castle Gardens is positioned in a sought after area in a quiet area set at the North End of Paisley. There is convenient access to the surrounding countryside areas and the Glenniffer Braes Country Park is only a short drive away.

Paisley itself 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'll find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre, primary and secondary schools, Royal Alexandra Hospital, the University of the West of Scotland, local public transport links including railway links and bus station. 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 Retail Park and sports pursuits, such as climbing and skiing at Soar Braehead is a 12 minute drive away.





40 CASTLE GARDENS

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We are delighted to introduce to the market this three bedroom semi-detached villa formed over two levels which would be the perfect acquisition for a wide variety of purchaser(s) looking for their ideal home. The current owners have designed the property well to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

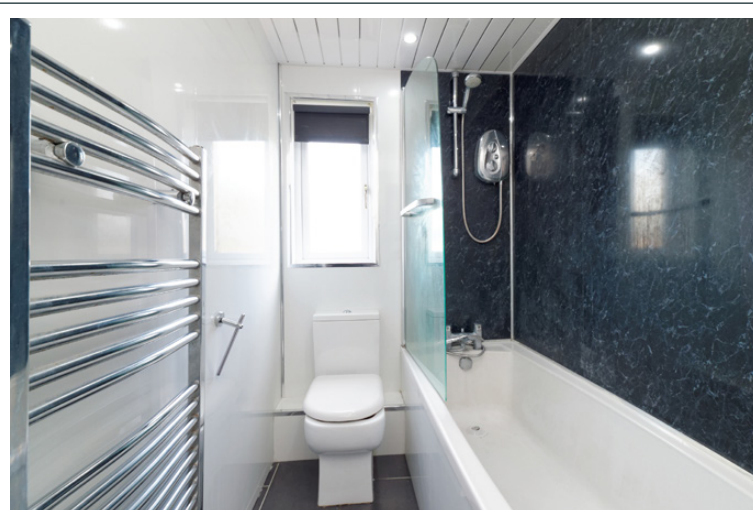
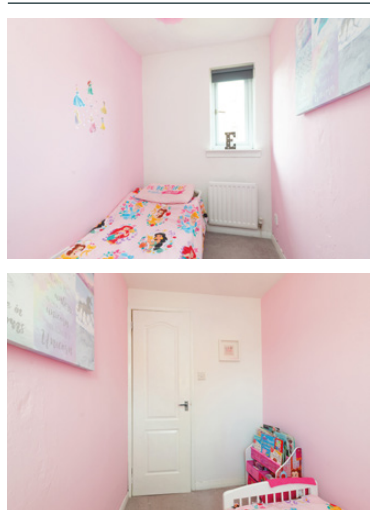
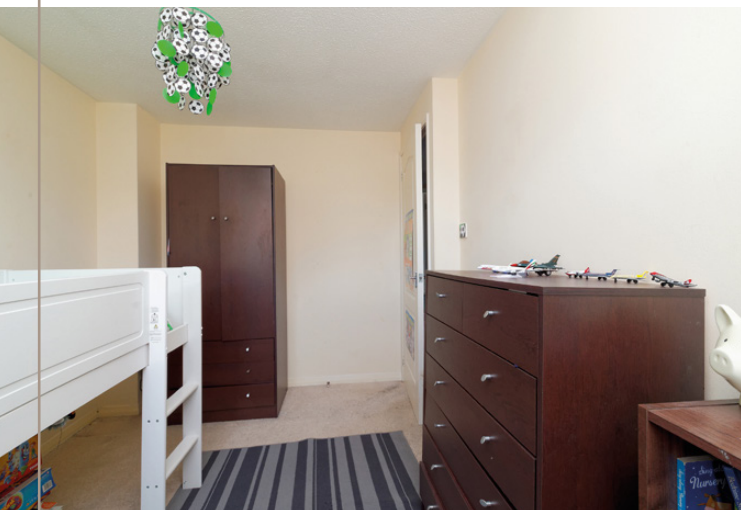
An entrance hallway allows access to all apartments on this level. An impressive formal lounge is flooded with natural light from the window to the front aspect whilst also offering a pleasant outlook. The fitted kitchen has a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace.

The crisp and contemporary styling continues in the upstairs accommodation.

This level comprises of three well-proportioned bedrooms. All of the bedrooms have space for additional free standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser(s) needs and requirements, such as a study/hot office for those requiring working from home arrangements. A family bathroom suite completes the accommodation internally.

Externally the property benefits from private front and rear garden grounds with the added bonus of a driveway providing off-road parking. The rear garden is undoubtedly the heart of the home and many a summer's evening will be spent in this zone enjoying the peace and quiet. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round.

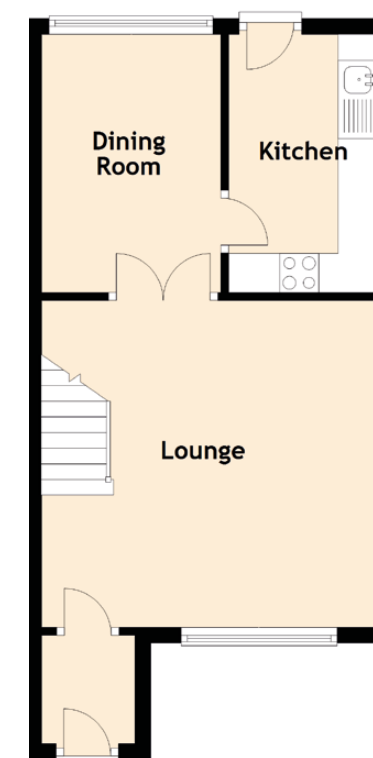




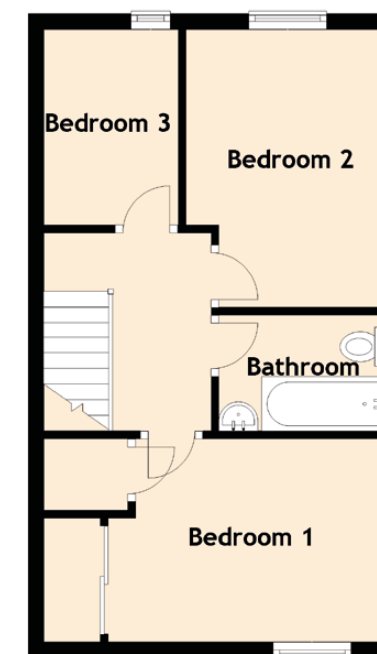
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.20m (13'9") x 4.20m (13'9")
Kitchen	3.10m (10'2") x 1.90m (6'3")
Dining Room	3.30m (10'10") x 2.30m (7'7")

First Floor	
Bedroom 1	3.60m (11'10") x 2.60m (8'6")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bedroom 3	2.50m (8'2") x 1.60m (5'3")
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 67m² | EPC Rating: C

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

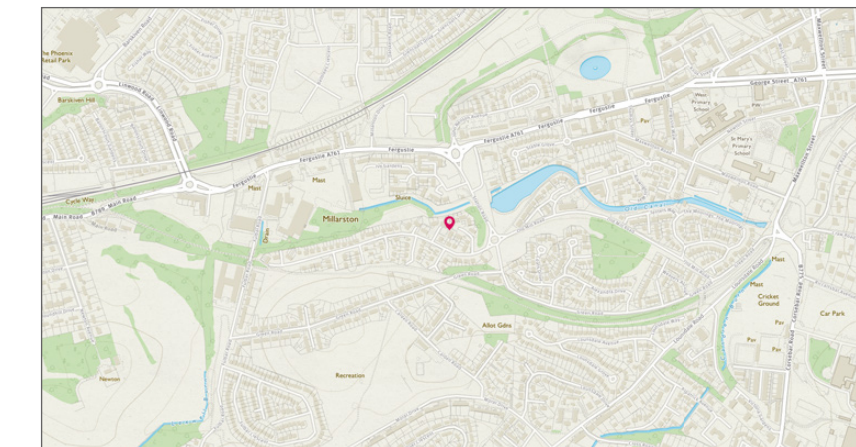


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