




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

143b Braehead Road

GLENBURN, PAISLEY, RENFREWSHIRE, PA2 8QG



PAISLEY

143B Braehead Road is positioned in a sought after area in the South of Paisley. The property is also in the catchment for high-quality local schooling, including Bushes Primary, Lochfield Primary and Glenniffer High School. There are local supermarkets close by as well as easy access to a wider range of shops at Silverburn and Braehead shopping centres. Paisley is a University town with very good local facilities

for sports, the arts, and entertainment. It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive away for destinations further afield.





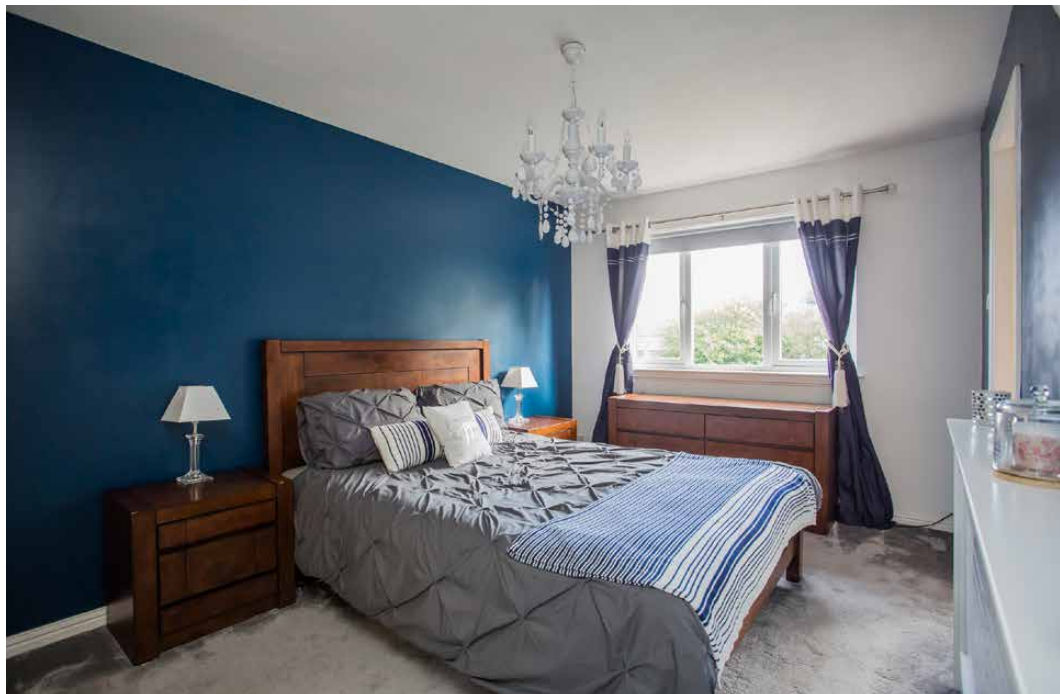
143B BRAEHEAD ROAD

We are delighted to bring to the market this excellent three-bed semi-detached property, set in a popular family-friendly area that is becoming well-known for its neighbourly spirit. The property is split over two levels and room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first class specification.

The formal lounge is pleasantly located to the front of the property and is flooded with natural light and also provides an interesting outlook. The kitchen has a good range of floor and wall mounted units with a

contemporary worktop, creating a fashionable and efficient workspace. Another good room is the formal dining room, which is popular when entertaining friends and family. A handy WC completes the accommodation on the ground floor. The first-floor accommodation offers three well-proportioned bedrooms. All of which are bright and airy with space for additional free standing furniture if required. Any of the bedrooms could be transformed into a wide variety of things such as study/hot office for those working from home. A contemporary family bathroom suite completes the impressive accommodation internally.





THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Dining Room	3.50m (11'6") x 2.60m (8'6")
Kitchen	3.50m (11'6") x 2.40m (7'10")
WC	1.80m (5'11") x 0.90m (2'11")
Master Bedroom	4.60m (15'1") x 2.90m (9'6")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	2.90m (9'6") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 92m² | EPC Rating: C

Extras (Included in the sale): All blinds.

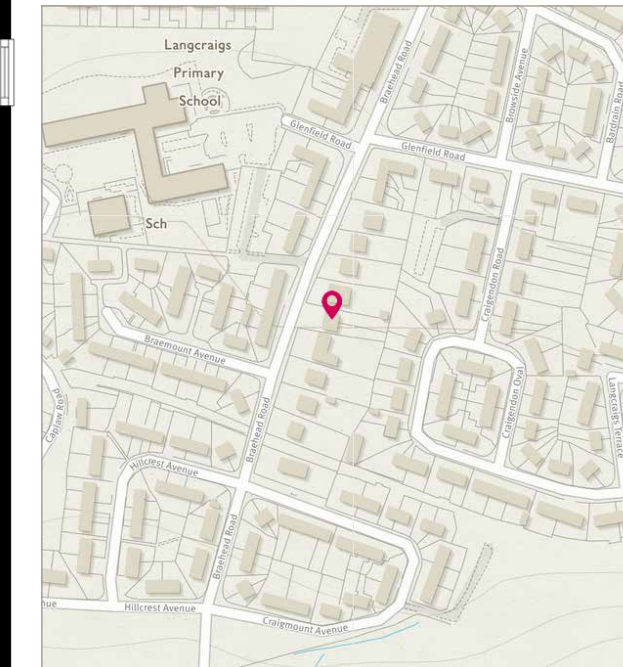


Image credit: <https://www.vladan-surveys.co.uk/temple/>

Externally the property has private front and rear gardens, with a driveway to the front providing off road parking. The rear garden is fully enclosed, providing a safe environment for children. Gas central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.



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
GARY CORKELL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer