




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Jennys Well Road

PAISLEY, RENFREWSHIRE, PA2 7BH



PAISLEY

RENFREWSHIRE, PA2 7BH

26 Jenny's Well Road is set within a very popular residential area of Paisley offering a great place to both live and commute from.

The transport links by bus and rail are both frequent and relatively close at hand. It is a mere 5 minutes to Paisley town centre and only twenty minutes to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are readily available on a daily basis. There is also an excellent range of schools and amenities all within easy reach, making it a highly popular place to call home.



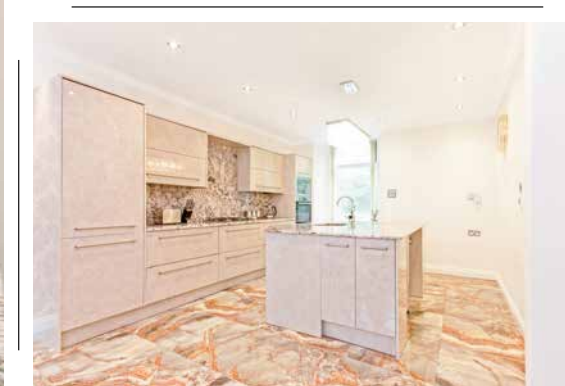
26 JENNYS WELL ROAD

PAISLEY, RENFREWSHIRE, PA2 7BH

We are delighted to offer to the market this stunning and very rarely available detached 4/5 bed period home. To really understand the property and it's place in the surrounding area, we have to go back some 130 years. The property was originally commissioned by a very successful landowner and was known then as 'Mavisbank' House. When the property was built, the extensive surrounding grounds that came with the property at that time all belonged to the house owner and were utilized as his personal gardens. This extensive space was gradually given up over many years to create the surrounding houses of this secluded and tranquil location.

This beautiful home has been extensively refurbished to a great standard and now offers exceptional internal luxury and contemporary styling for any discerning buyer. No expense has been spared in the attention to exquisite detailing that now makes up this magnificent property. All the way from the stunning kitchen to the insatiable luxury of the sumptuous bathrooms, this property just oozes charm, style, and period provenance that is not easily found in more modern builds. Set in a quiet and popular location, yet still, only five minutes from Paisley town centre ensures this property is very conveniently located to cater for all the family's needs. The property is very spacious and is beautifully set out over three levels, giving a plethora of living space to enjoy.





The accommodation comprises a striking entrance hallway which makes a real statement of space, light and grandeur and gives just a hint of the quality accommodation that awaits within this beautiful home.

The incredibly spacious and modern kitchen/diner is finished in a stunning range of units, including a superb island unit/breakfast bar. Integrated appliances include a gas hob, oven, fridge freezer, dishwasher and microwave. The breakfast bar is ideal

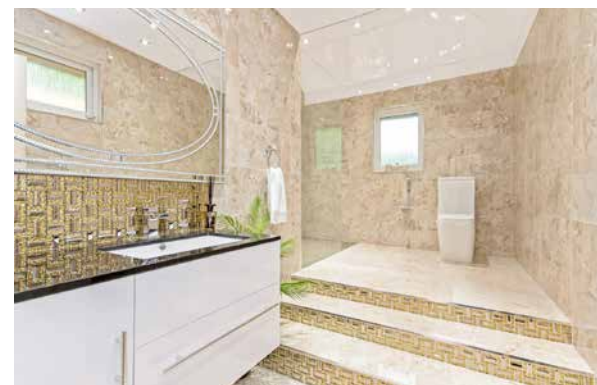
for busy work and school mornings when time is at a premium or just to grab a coffee and some 'me' time. The utility/cloakroom near the entrance caters for the washing machine and jackets. The open plan lounge area is an incredible size and is a feast of detail. Featuring a stunning led - lit recessed ceiling, and beautiful marble flooring tiles that carry the quality feel throughout the downstairs of the home. The room is flooded with natural light, creating a very relaxing ambience, it has to be seen and felt to be appreciated.



There are four or potentially five bedrooms in this lovely home, all with ample space for freestanding furniture and light streaming through them in abundance. The incredible master bedroom is a size akin to many people's entire lounge, again the stunning room is lovely and bright with very impressive built-in storage that you will absolutely fall in love with. The en-suite is absolutely one of the best I have ever experienced. The family bathroom is beautifully tiled and in line with the rest of the bathrooms it is very stylish, contemporary and comfortable. When guests are visiting and staying over and the family bathroom is busy, don't worry the immaculate shower room will do the trick, with designer tiling to the large standalone doorless shower enclosure with ceiling height rainforest shower head, it's all a real wow!

On the lowest level of the house, the basement offers a TV room/gym/home office/kids playroom or if required 5th bedroom, the choice is up to you. There is also large and separate storage space available on this level. The house is kept warm and comfortable via double glazing, gas central heating and under-floor heating.

Outside space is extensive and the rear garden area is currently low maintenance. The huge driveway offers secure parking behind electric sliding gates for as many vehicles as required. The comfort and enjoyment that can be derived from the best use of this stunning and completely unique home are almost limitless, the real beauty is it's all already done. Some properties tick all the boxes, this is certainly one of them. Early viewing is strongly advised.





**Approximate Dimensions
(Taken from the widest point)**

Basement

TV Room	6.84m (22'5") x 3.43m (11'3")
Store	3.43m (11'3") x 2.42m (7'11")

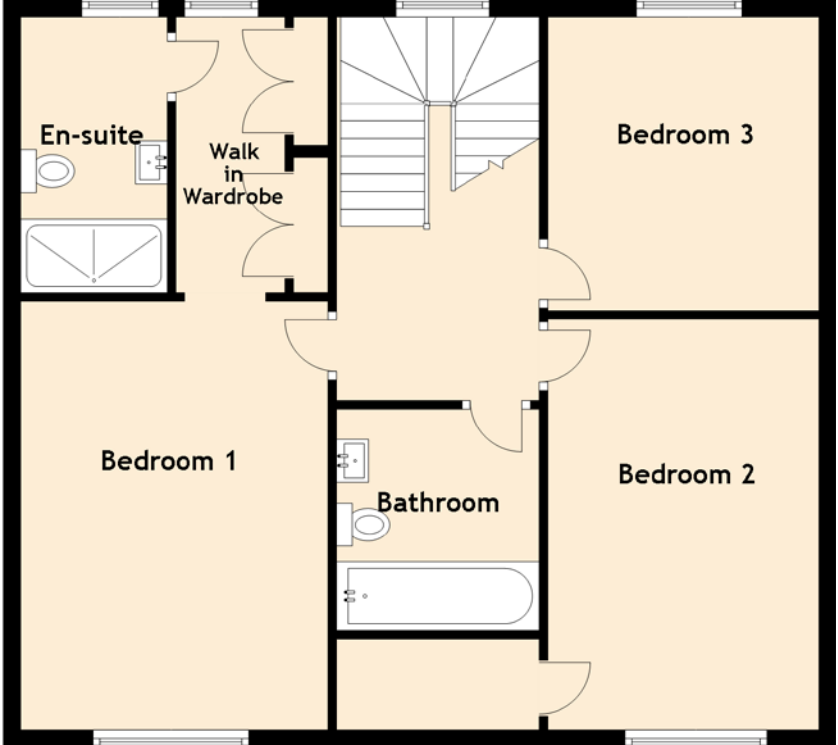
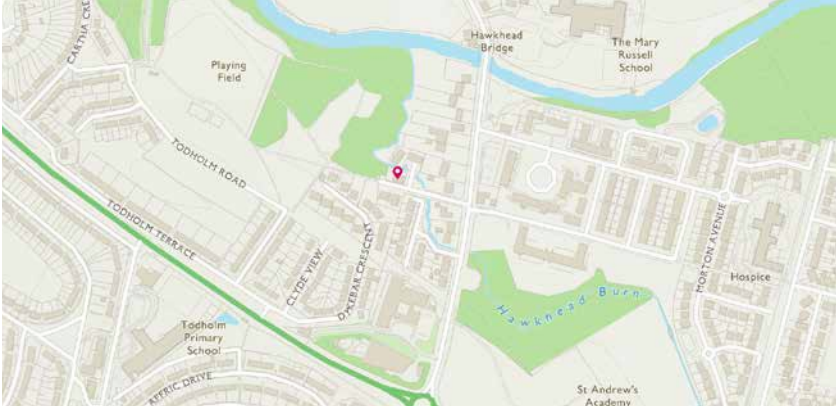
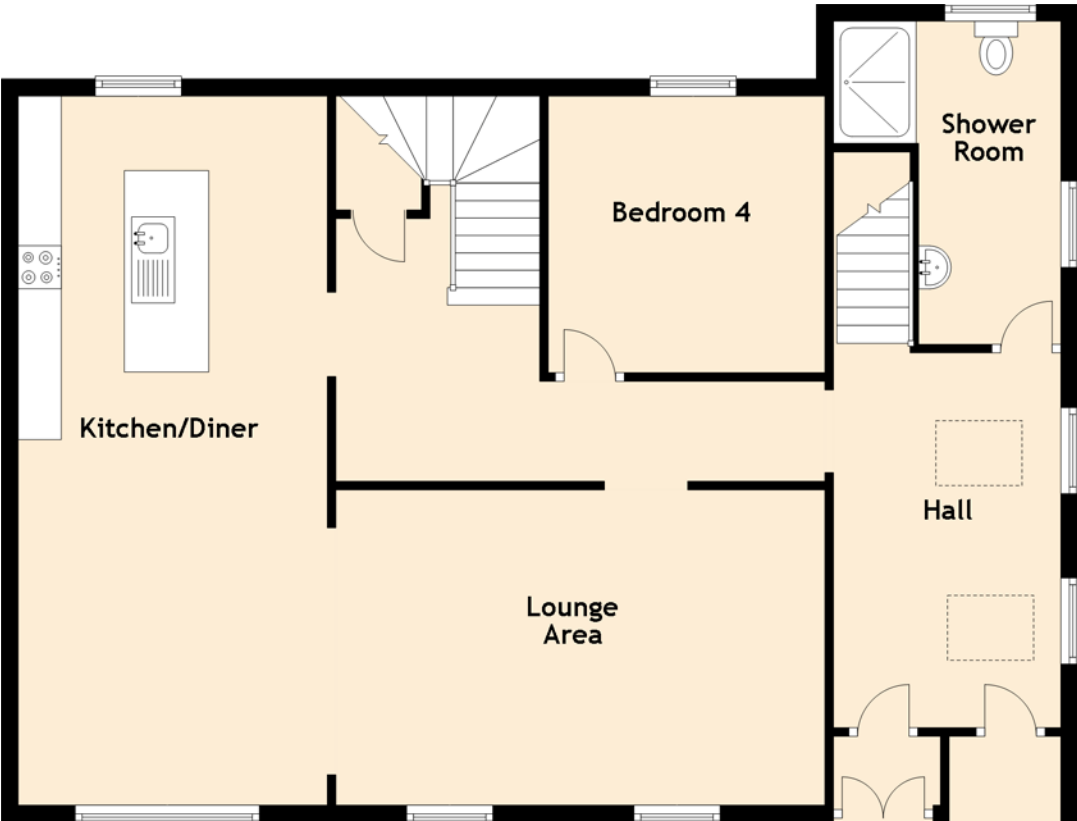
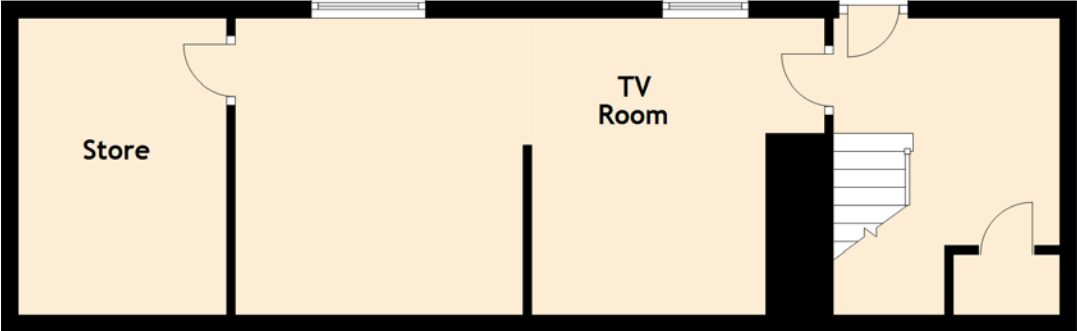
Ground Floor

Kitchen/Diner	8.23m (27') x 3.59m (11'9")
Lounge Area	5.68m (18'8") x 3.66m (12')
Bedroom 4	3.21m (10'6") x 3.21m (10'6")
Hall	4.35m (14'3") x 2.81m (9'3")
Shower Room	3.75m (12'4") x 1.65m (5'5")

First Floor

Bedroom 1	5.00m (16'5") x 3.76m (12'4")
En-suite	3.21m (10'6") x 1.71m (5'7")
Bedroom 2	4.99m (16'4") x 3.17m (10'5")
Bedroom 3	3.42m (11'3") x 3.17m (10'5")
Bathroom	2.58m (8'6") x 1.79m (5'10")

Gross internal floor area (m²): 205m²
EPC Rating: D





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