

31 Rowanlea Avenue

PAISLEY, RENFREWSHIRE, PA2 0RP



A bright and spacious three-bedroom semi-detached house, in need of renovation and modernisation, positioned in a popular street in Paisley



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We are delighted to bring to the market this spacious three-bedroom semi-detached house, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find an inspired layout over two levels, providing light-filled and spacious accommodation. The property is in need of some renovation and modernisation, however, the windows, doors and facias have all been recently replaced, making this the ideal property for those looking to put their own stamp on things.

THE LOUNGE



Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. The formal lounge is pleasantly located at the front of the property and is flooded with natural light from the window to the front aspect, which also offers a pleasant outlook. The dining area overlooks the rear garden from a set of patio doors that open onto the patio area, where you can invite the outside in. This space can be transformed to meet each individual purchaser's needs and requirements.

THE DINING ROOM



THE KITCHEN



The kitchen has floor and wall-mounted units, with a host of integrated appliances and plumbed space for free-standing appliances.





Journeying up to the first-floor level, you will discover three well-proportioned, bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation on this level.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

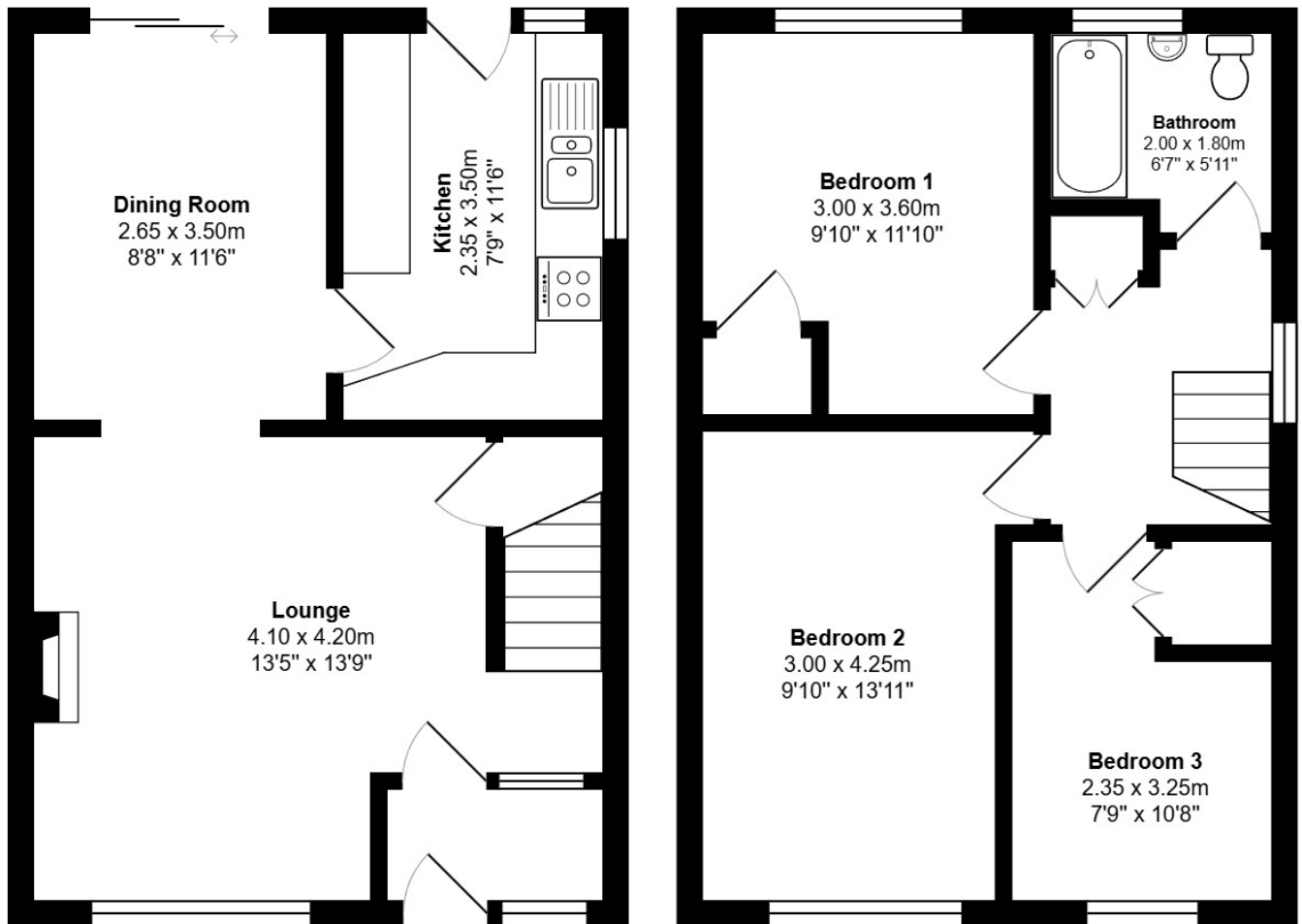


Externally, the property has private gardens and a driveway providing off-road parking for a number of vehicles.

EXTERNALS

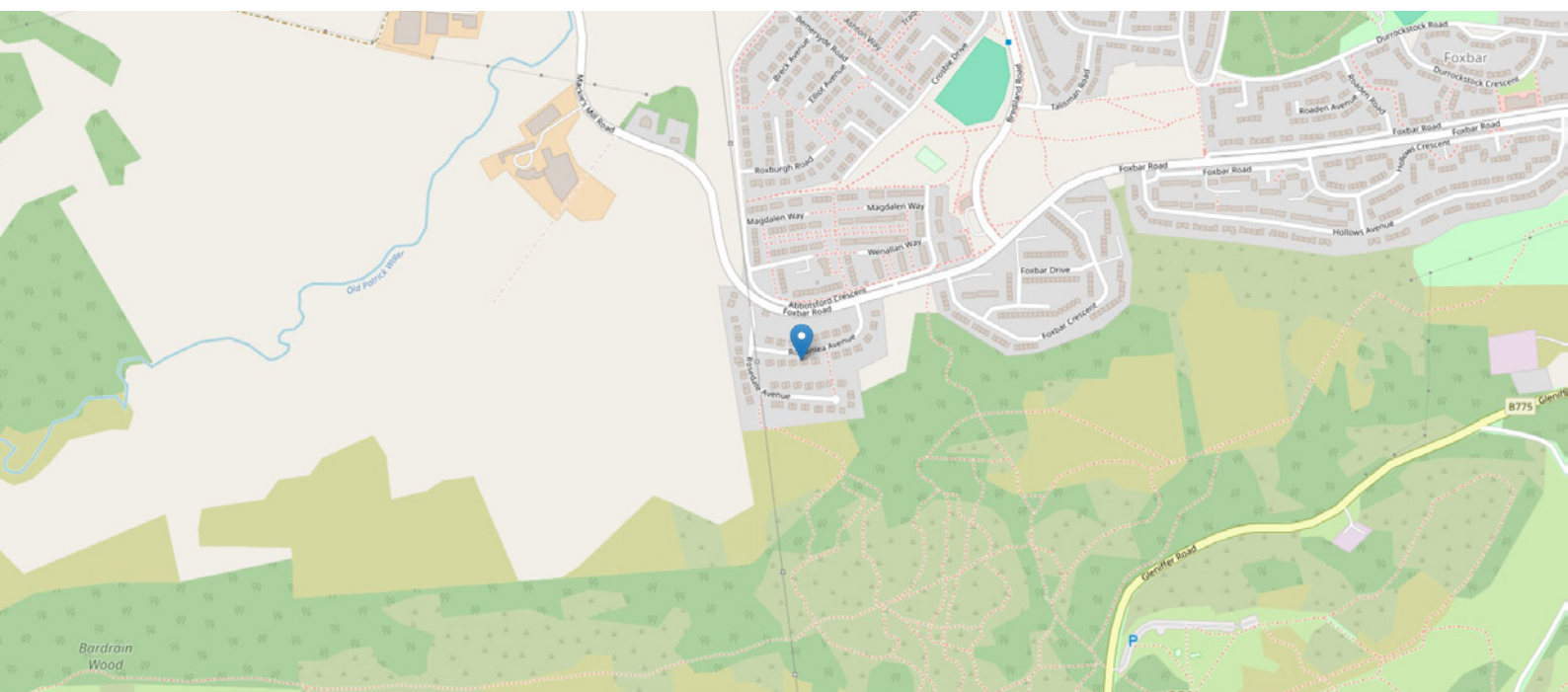


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: C



THE LOCATION

Rowanlea Avenue is positioned in a popular pocket of Paisley, with convenient access to the surrounding countryside areas, and the Glennifer Braes Country Park is only a short walk away.





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 from destinations further afield.



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