




McEwan Fraser Legal
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2 North Corsebar Road

GLENBURN, PAISLEY, RENFREWSHIRE, PA2 9QF



THE LOCATION

PAISLEY

2 North Corsebar Road is positioned in a sought after, quiet area set in the South End of Paisley. The property is also in the catchment for high-quality local schooling as evidenced in Education Scotland Inspection reports, 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.



2 NORTH CORSEBAR ROAD

PAISLEY

Part Exchange Available. We are delighted to bring to the market this stylish and impressive three bedroom detached bungalow which provides substantial accommodation. This beautiful and very adaptable property is tucked away in a child-friendly cul-de-sac in an exclusive area of Paisley. Once inside discerning purchasers will be greeted with a first-class specification. 2 North Corsebar Road has been thoroughly upgraded to a future-proof sustainable environmentally conscious home. This beautiful bungalow will suit anyone who benefit from a house that offers a flexible layout and is easy to manage, with minimal running costs.

The property comes complete with a bright and spacious interior whilst offering interesting views and is formed all on the one level. The owners have created an architectural look and an internal aesthetic that is perfect for its enviable location. On entering the home through the porch and into the welcoming hallway, it is immediately apparent how spacious this property really is. The formal lounge is pleasantly located to the rear and gives access to the rear garden. This is the perfect room in which to unwind after a hard day. The newly fitted kitchen with solid oak worktops, ceramic sink and modern appliances, has a contemporary range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. This zone is flooded with natural light from the windows to the front aspect, whilst also offering an interesting outlook. The crisp and contemporary styling continues into the three well-

appointed bedrooms, all of which have a range of furniture configurations and space for additional free-standing furniture if required. The contemporary family bathroom suite, completes the impressive accommodation internally.

The current owners have installed an Air-Source Heat pump which provides heating and hot water. This environmentally friendly system is extremely efficient and provides consistent heat throughout the house. The radiator controls can be set to have some rooms cooler (for example, bedrooms). This system comes with the added benefit of the Renewable Heat Incentive grant, which is transferable to any owners. The property further benefits from Solar Panels combined with battery banks stored in the loft. The electricity generated by the Solar panels can be stored by the batteries during the day for use in the evening. The current owners benefit from a Feed-in-Tariff through their supplier which generates a further small income. New CR Smith double glazed windows and doors have been installed throughout. The property has full new electrics throughout and is fully insulated.

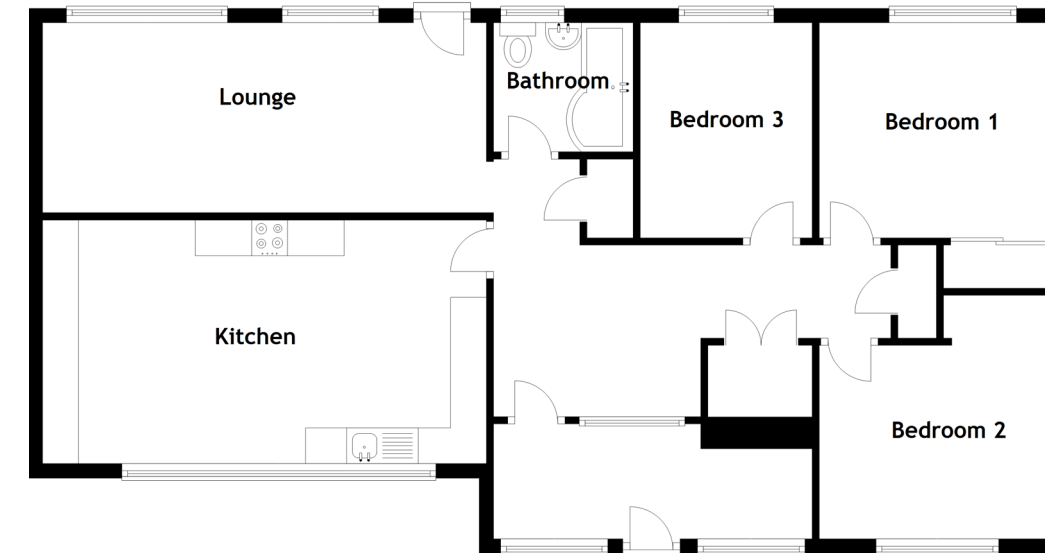
The property has private gardens, with the rear garden being a real suntrap, especially in the summer months. The thought of no one ever overlooking the garden really appeals to certain purchasers looking for their ideal family home who can enjoy the peace and quiet. To the side and rear of the property, there is a detached garage and separate workshop with full new electrics on a separate fuse box to the house.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	6.30m (20'8") x 2.65m (8'8")
Kitchen	6.20m (20'4") x 3.40m (11'2")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.00m (9'10") x 2.54m (8'4")
Bathroom	1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 100m²
EPC Rating: C

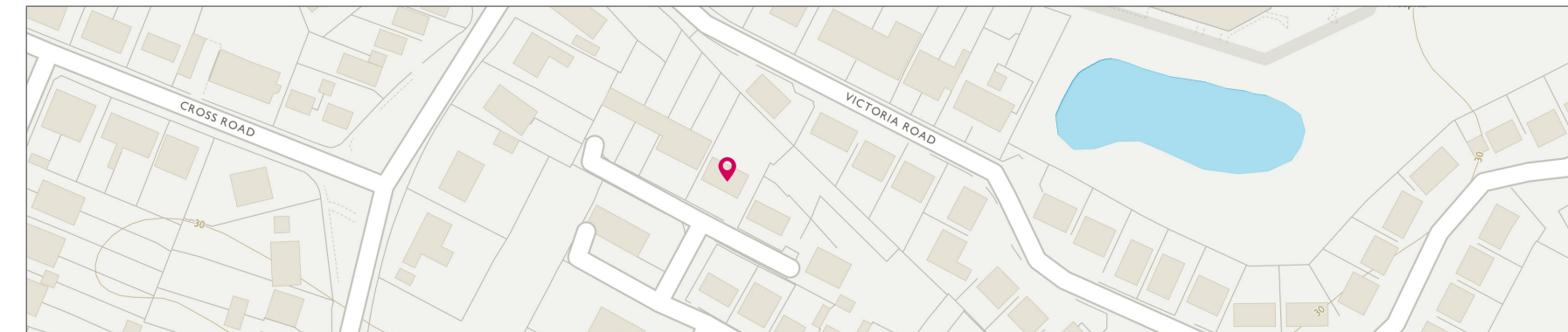


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Part
Exchange
Available

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THE SUNDAY TIMES
of the YEAR



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