

55 Castle Gardens

PAISLEY, PA2 9RA



A tastefully decorated three bedroom semi-detached villa tucked away in a popular pocket of Paisley



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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.

THE LOUNGE/DINER



An entrance hallway allows access to all apartments on this level. An impressive formal lounge/dining area is flooded with natural light and offers a wide range of furniture configurations and a pleasant outlook to both front and rear.



THE KITCHEN



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 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. A family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

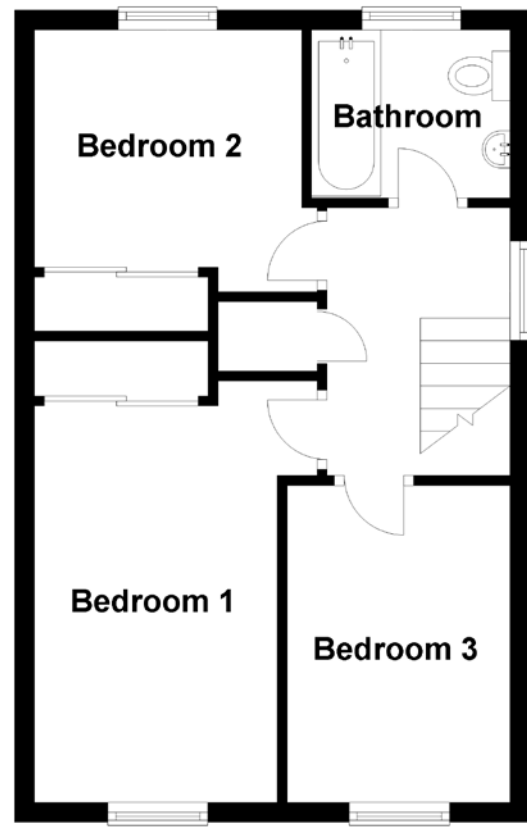
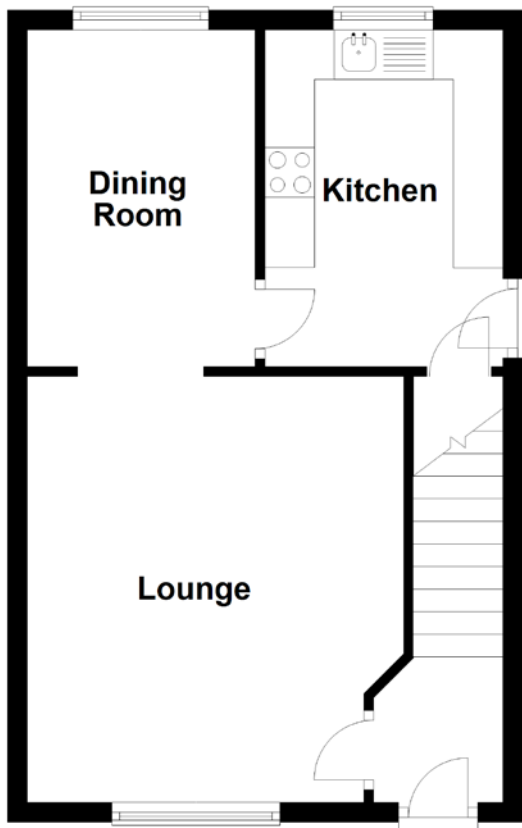


Externally the property benefits from private front and rear garden grounds with the added bonus of a driveway to the side, providing off-road parking. The rear garden is fully enclosed and provides a safe environment for children and pets. Many a summer's evening will be spent in this zone enjoying 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.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

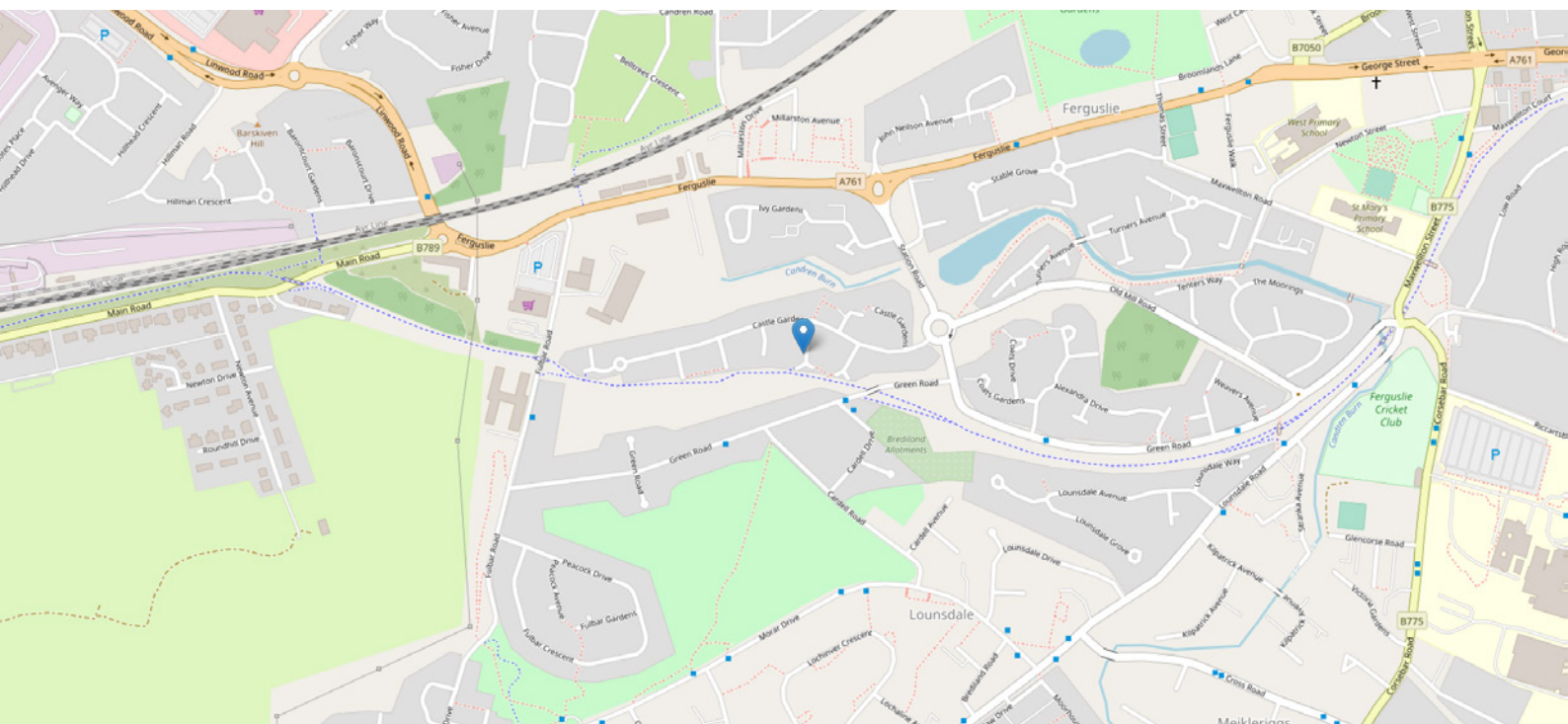


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Dining Room	3.40m (11'2") x 2.30m (7'7")
Kitchen	3.40m (11'2") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Bedroom 1	4.00m (13'2") x 2.85m (9'4")
Bedroom 2	2.85m (9'4") x 2.50m (8'2")
Bedroom 3	3.20m (10'6") x 2.25m (7'5")

Gross internal floor area (m²): 75m²
EPC Rating: C



THE LOCATION

55 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 Gleniffer 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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.