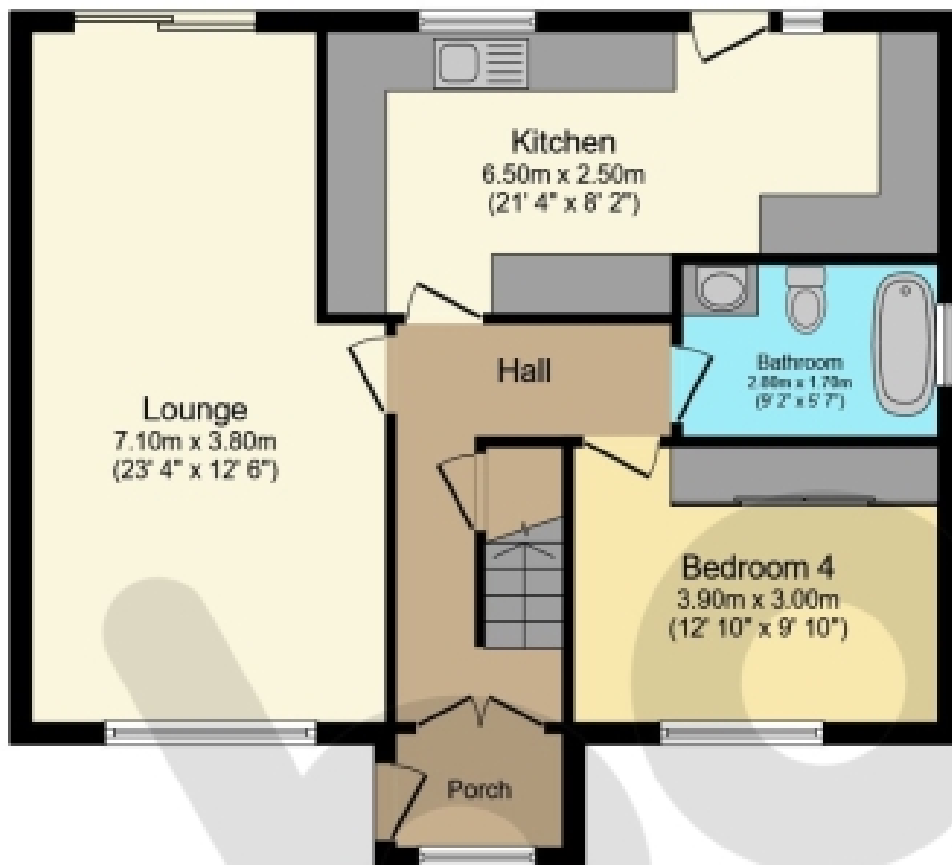




**Avondale Drive, Paisley**

**Offers Over £335,000**





**Ground Floor**

Floor area 66.5 sq.m. (716 sq.ft.)



**First Floor**

Floor area 48.7 sq.m. (525 sq.ft.)

**Total floor area: 115.3 sq.m. (1,241 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\*SELDOM AVAILABLE DETACHED VILLA OFFERING SPACIOUS & FLEXIBLE LIVING \* DESIRABLE FAMILY HOME \* MULTICAR DRIVEWAY AND GARAGE \* WALKING DISTANCE TO BARSHAW PARK \* BEAUTIFULLY MAINTAINED REAR GARDEN \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report

Welcome to Avondale Drive, a rarely available detached villa set within a highly sought-after pocket of Paisley, just a stone's throw from Barshaw Park and Glasgow Road; offering an excellent range of amenities and eateries.

The front of the home is beautifully maintained, featuring a manicured lawn and a multi-car driveway with electric car charging point leading to the garage, fitted with electric remote roller door, power and lighting. You're welcomed inside via a canopied entrance porch to the bright and inviting reception hallway, which leads to the lounge in the first instance.

The family lounge impresses with its generous proportions, offering both a comfortable seating area and a charming dining space. Neutrally decorated throughout, it provides a warm and relaxing space to unwind, with sliding patio doors leading out to the rear patio and garden.

The well-appointed kitchen is fitted with oak effect wall and base mounted units paired with granite effect worktops. The kitchen further benefits from quality integrated appliances including a double oven and induction hob alongside a breakfast bar; the perfect space to enjoy a morning coffee.

Located on the ground level is Bedroom Four, a flexible living space for a multitude of uses such as guest bedroom, sitting room or home office. Completing the ground floor is a pristine three-piece family bathroom, comprising of a bath with overhead shower, W.C. and wash hand basin.

In the upper level are a further three double bedrooms, the Master Bedroom boasts in-built mirrored wardrobes and an en-suite shower room, comprising of a walk-in shower, wash hand basin and a W.C. The partly-floored loft (which has standing-room height in the centre) is easily accessed from a loft ladder in the upper hall.

To the rear of the home is a well maintained and fully enclosed garden, which is not overlooked, and features a sociable patio area; perfect for enjoying during the summer months.

The property further benefits from gas central heating and double glazing throughout.

Paisley has a great selection of local and town centre amenities and eateries, including shops, cafes, supermarkets, schools and transport services. Bus and rail links (Hawkhead station is a fifteen minute walk) give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate, and floor plans are only for illustration purposes and are not to scale.

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