



**Turners Avenue, Paisley**

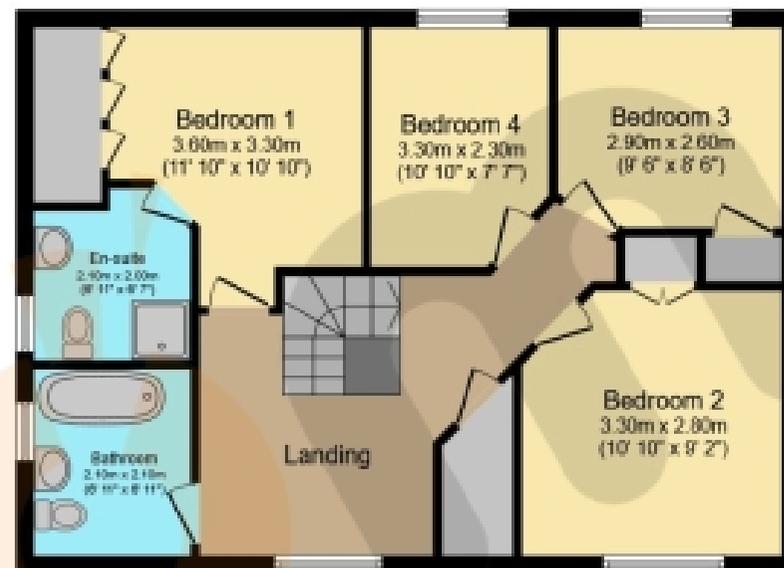
**Offers Over £370,000**





### Ground Floor

Floor area 100.5 sq.m. (1,082 sq.ft.)



### First Floor

Floor area 66.7 sq.m. (718 sq.ft.)

**Total floor area: 167.2 sq.m. (1,800 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

The Property Boom are delighted to present this seldom-available detached villa overlooking Paisley's Old Canal. This impressive family home boasts four bedrooms, three public rooms, a substantial garage, and beautifully manicured wrap-around gardens, all within one of Paisley's most historic settings.

Set on the historic grounds of the former J & P Coats Thread Works of 1800s in Paisley, this rarely available family villa is nestled within Turners Avenue. Surrounded by some of Paisley's most notable heritage, the home enjoys views of the converted Counting House and Paisley's Old Canal, to name but a few historic landmarks.

Occupying a substantial corner plot within a quiet cul-de-sac setting, this impressive home has been meticulously maintained both inside and out. Manicured lawn sections frame the front garden, while an extensive multi-car monoblock driveway offers generous parking and access to the property. Entry is via a bright and welcoming reception porch, leading into the main hallway.

The family lounge offers generous proportions and a neutral, calming décor, creating a relaxing space for everyday living. A formal dining room sits just off the lounge, offering the ideal setting for family dining and entertaining, whilst a modern ground floor W.C. provides added convenience for guests.

The well-appointed dining kitchen is fitted with oak-effect wall and base mounted units, paired with dark granite-effect countertops that provide an efficient workspace. The kitchen benefits from a separate utility room, offering additional storage, worktop space and room for freestanding appliances. Flowing seamlessly from the kitchen is a delightful rear-facing family room, providing flexible living for uses such as a sitting room, dining area or playroom, with sliding doors opening onto the rear garden.

On the upper level, the home offers four well-proportioned bedrooms, with Bedrooms One, Two and Three all benefiting from excellent in-built storage solutions. Bedroom One further enjoys the luxury of an immaculate en-suite shower room. Completing the internal accommodation is a fully tiled three-piece family bathroom, comprising a bathtub with overhead shower, W.C. and wash hand basin.

The rear garden features beautifully manicured wrap-around lawn sections, providing the perfect outdoor space for children and pets to enjoy during the summer months. The garden further benefits from views and the sounds of the Old Canal as it flows past, often accompanied by visiting ducks and swans. A substantial garage completes the home, equipped with lighting, electrics and an electric remote-controlled door.

Paisley, is well-served by frequent rail services to Glasgow, making commuting quick and convenient. It also has easy access to the M8 motorway for travel further afield. Paisley is home to a range of amenities, including the large Piazza and Canal Street shopping centres, a variety of restaurants, cafes, and local businesses. The town also boasts several parks and cultural attractions, such as the Paisley Abbey and the Museum & Art Gallery. With good schools and a growing sense of regeneration, Paisley is an increasingly popular choice for those seeking a lively but affordable base close to Scotland's largest city.

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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