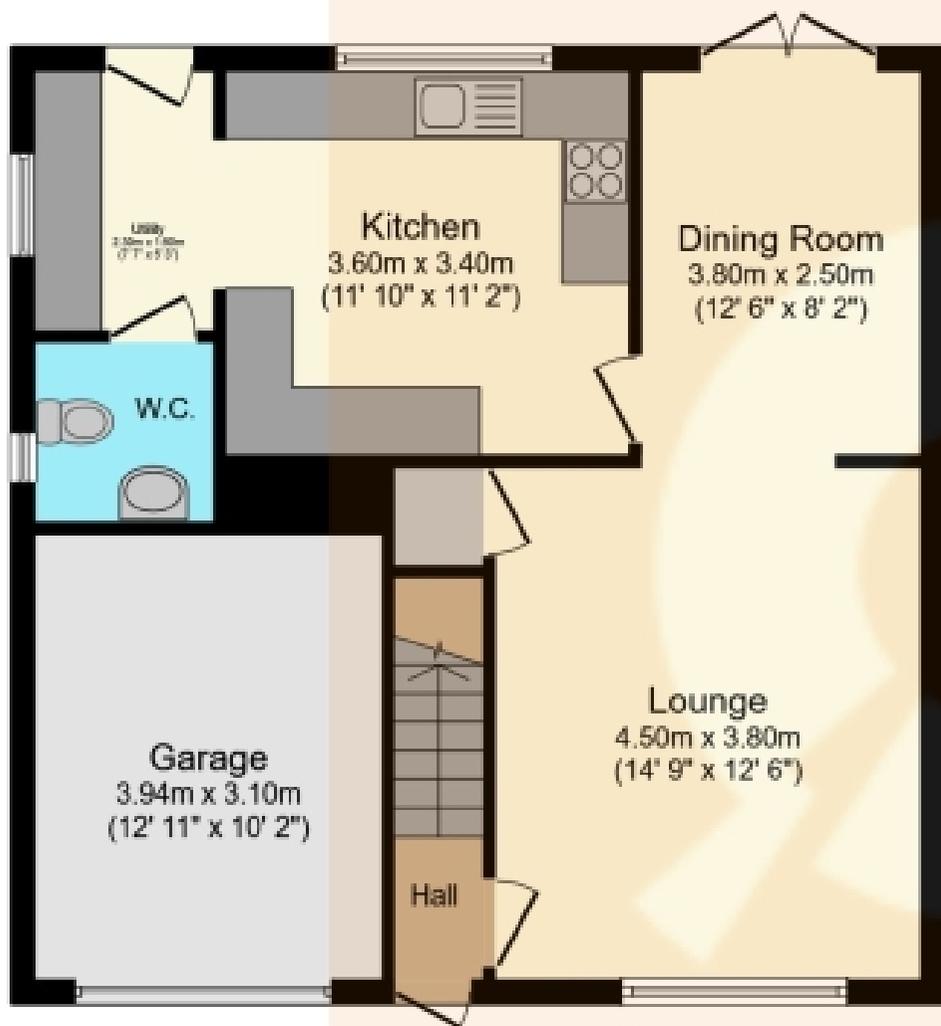




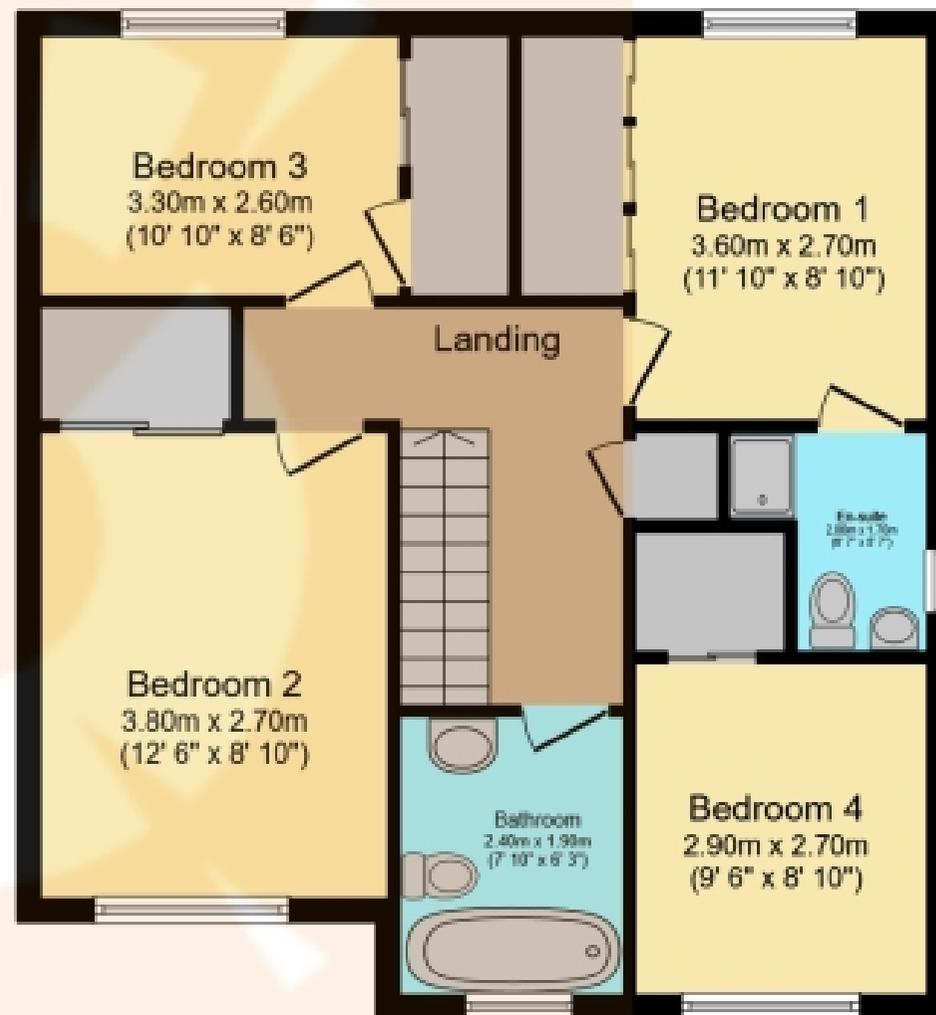
**31 John Neilson Avenue, Paisley**

**Offers Over £267,000**





**Ground Floor**



**First Floor**

Total floor area 127.7 sq.m. (1,375 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

STUNNING, MODERN FAMILY HOME IN POPULAR PAISLEY LOCALE! SPACIOUS lounge, STYLISH kitchen, delightful dining room, and 3 GENEROUS BEDROOMS. LUXURIOUS bathroom, beautifully LANDSCAPED GARDEN, integral GARAGE, and PRISTINE DRIVEWAY! \*\*HD Property Video Tour Available\*\* Please contact your Personal Estate Agents, The Property Boom, for much more information and a copy of the home report.

Welcome to Number 31! This fabulous, modern detached family home is nestled in the popular Paisley locale, offering both style and comfort for the perfect family living experience. With an in-depth HD video tour available, you can explore every corner of this remarkable property from the comfort of your own home or arrange a viewing in person.

You are initially greeted by the picture-perfect exterior which features a well-manicured lawn and pristine driveway, big enough for two cars.

Step inside and be greeted by the spacious family lounge, filled with natural light and providing a bright and airy atmosphere. It's the ideal space for relaxation and quality time with your loved ones, after a busy day of school, work or weekend activities.

The stylish kitchen is a true delight, featuring modern fixtures and fittings, as well as integrated appliances that make cooking a breeze. The kitchen features sleek, glossy, grey base and wall cabinetry which is paired with white countertops and black integrated appliances. Appliances include a high-spec induction hob, oven and microwave, as well as a modern matte black sink and drainer. Prepare delicious meals with ease and enjoy the convenience this kitchen has to offer. Adjacent to the kitchen, you'll find a delightful dining room with French doors leading to the garden, allowing for seamless indoor-outdoor living. Imagine enjoying meals with family and friends in this charming space!

With four generously proportioned bedrooms, this home provides ample space for everyone. Each bedroom comes with built-in storage, ensuring a clutter-free environment. Additionally, the large family bathroom boasts a bathtub and an overhead waterfall shower, while bedroom one benefits from an en-suite for added convenience.

Outside, you'll discover a beautifully landscaped garden with well-established shrubbery, creating a serene and picturesque setting. The sociable patio area is perfect for outdoor gatherings and entertaining.

The property also offers an integral garage and a multicar driveway, ensuring ample parking space for your vehicles. Stay cosy all year round with gas central heating and benefit from the comfort of double glazing throughout the home.

Located in a popular Paisley locale, this home is close to local amenities, shops, and schooling, providing convenience and easy access to everything you need. Local well-known supermarkets are less than 5 minute drive away. Paisley also boasts excellent transport links, making it a highly accessible and well-connected area. Whether you're commuting to work or exploring the surrounding areas, you'll find various options to suit your needs. The town benefits from its proximity to Glasgow, with frequent train services running between Paisley Gilmour Street Station and Glasgow Central Station, providing a quick and convenient journey for commuters. Additionally, Paisley is well-served by bus services, offering reliable connections to nearby towns and cities.

Don't miss the opportunity to make this charming property your dream family home. Arrange a viewing today, either in person or online, and experience the incredible lifestyle it has to offer! 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. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)