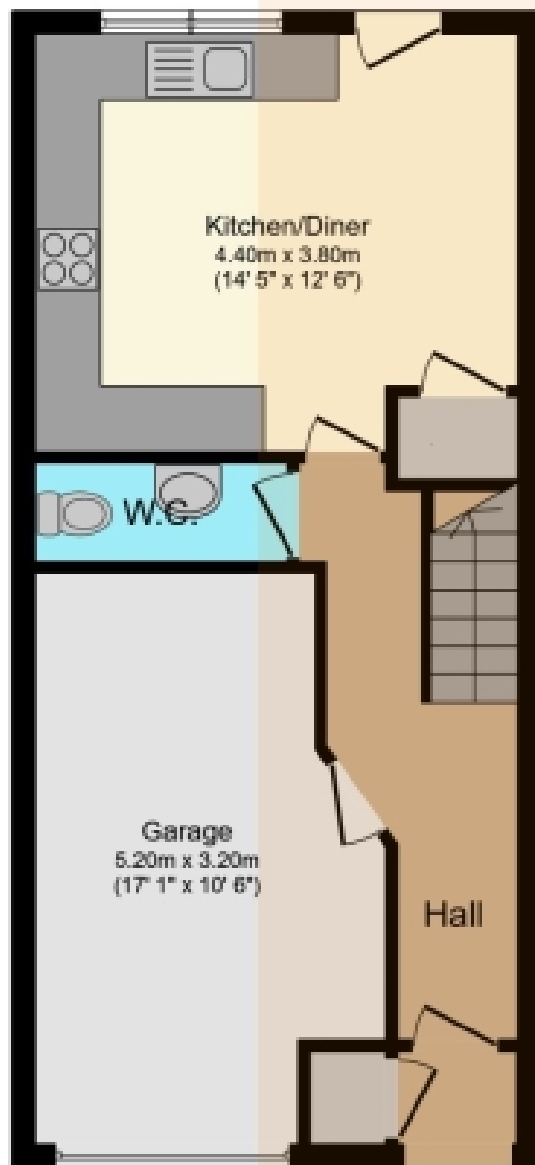




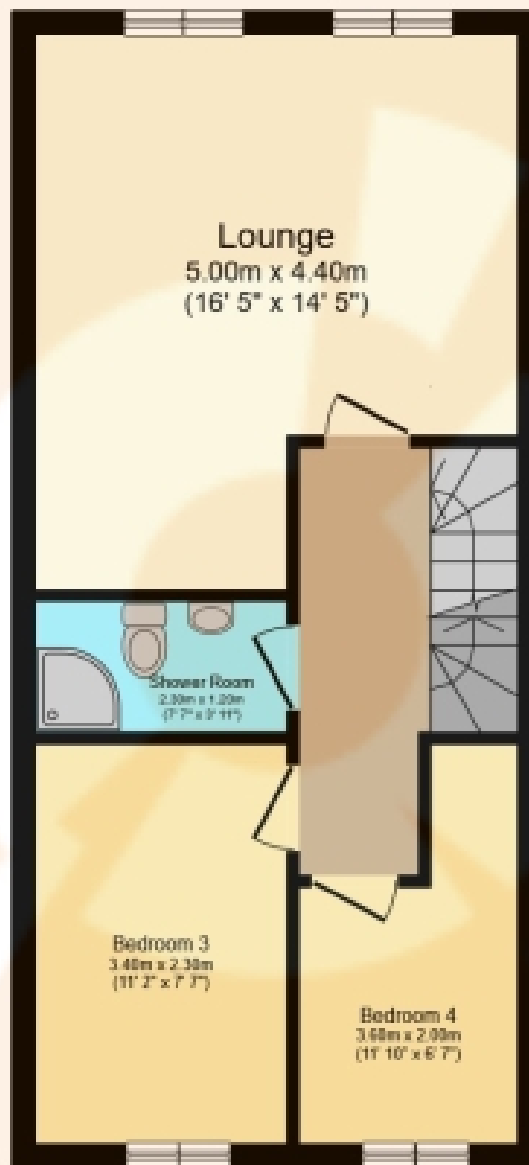
**33 Raeburn Avenue, Paisley**

**Offers Over £199,995**

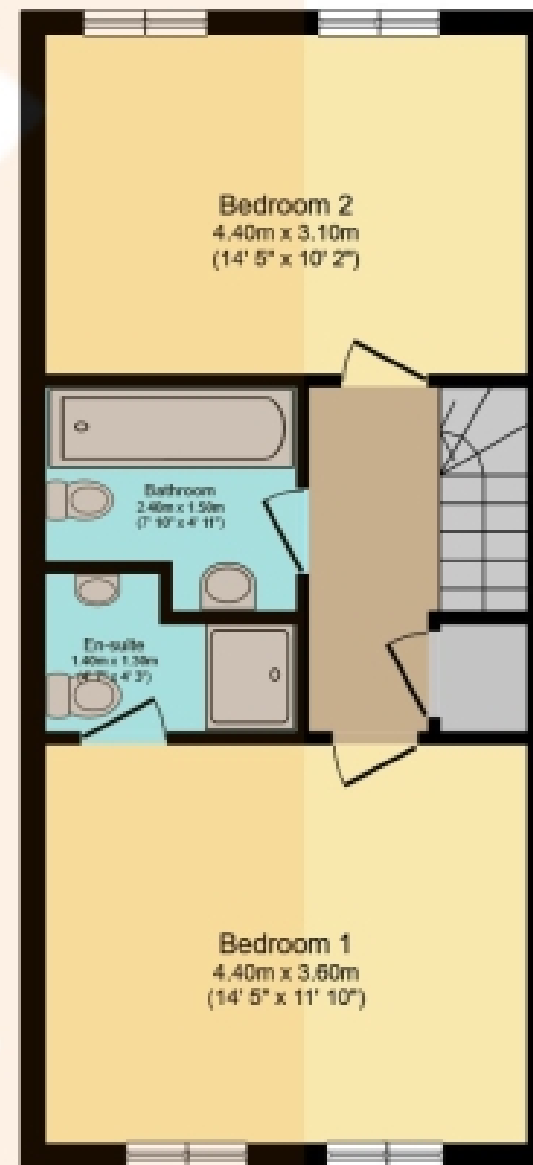




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 133.3 sq.m. (1,435 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

**\*\* SUBSTANTIAL FAMILY HOME \*\* FOUR GENEROUSLY PROPORTIONED BEDROOMS \*\* MAIN BATHROOM, SEPARATE SHOWER ROOM, EN-SUITE SHOWER ROOM & DOWNSTAIRS W.C. \*\* TWO-CAR DRIVEWAY \*\* INTEGRAL GARAGE \*\* LOW-MAINTENANCE REAR GARDEN \*\***. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Here's what our clients love about their property... "No. 33 Raeburn Avenue has been my home for over 11 years. I have loved my time here; it is accessible to all the local amenities and easy to commute into Glasgow. It is a great home which has offered me a good, large living space which is excellent for entertaining the family... The small estate is quiet, very friendly, and well kept. The neighbours are good, and nothing is too much trouble."

Welcome to No. 33 Raeburn Avenue and this exceptional townhouse property which offers spacious and adaptable living across three levels, making it the perfect choice for a family home. This property boasts an integral garage and driveway with space for two cars, ensuring secure off-street parking.

As we step inside, we are greeted by a welcoming reception hallway, leading you in the first instance to the dining kitchen. The kitchen features an array of wall and base mounted units, with contrasting granite-effect countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and dishwasher, and there is further free-standing space for a washing machine and fridge/freezer. The kitchen boasts ample space for a dining table and chairs. Also found on the ground floor is the downstairs w.c., which is perfectly elegant in all its simplicity.

Climbing the staircase to the first floor, you will find the spacious family lounge which is awash with natural sunlight. The lounge has been tastefully decorated with soft neutral tones, and the focal point fireplace with electric fire fills the room with a delightful warmth. Bedrooms 3 and 4 can be found on the first floor, offering flexible living. Our client is currently utilising Bedroom 4 as a Home Office, however, this versatile space has the potential to be transformed into a 4th bedroom, or any other configurations which suit your needs. The first floor further benefits from a shower room, featuring a walk-in shower cubicle, w.c., and wash-hand-basin which is contained within a high-gloss vanity unit.

The second floor comprises of two generously proportioned double bedrooms (Bedrooms 1 and 2), with Bedroom 1 boasting an en-suite shower room. The family bathroom completes the accommodation internally comprising of bathtub, w.c. and wash-hand-basin with vanity unit.

Externally, the rear garden has recently been landscaped with Indian sandstone paving with a section laid to lawn, meaning for minimal upkeep. The garden is fully enclosed with timber fencing, creating a safe and secure environment for children and pets alike. The property further benefits from a recently replaced GCH boiler, and double glazing throughout, offering a cosy warmth year-round.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools, and transport services. Bus and rail links 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. Viewing by appointment only - 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.

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)