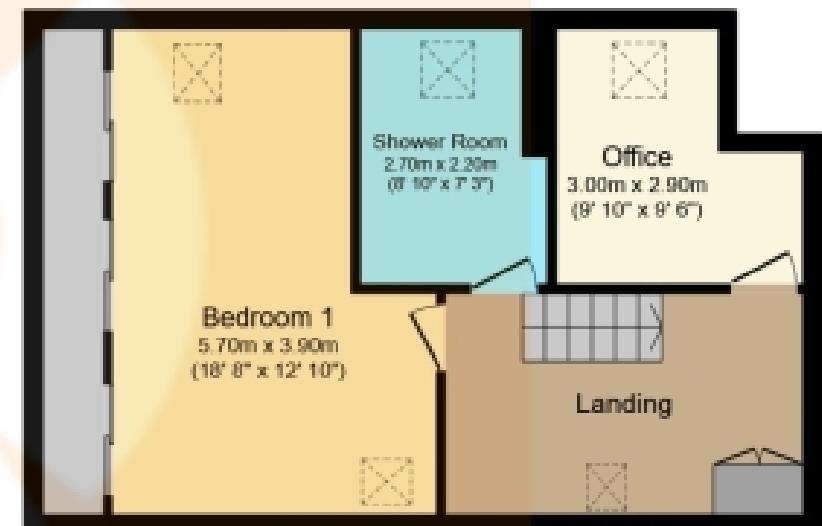
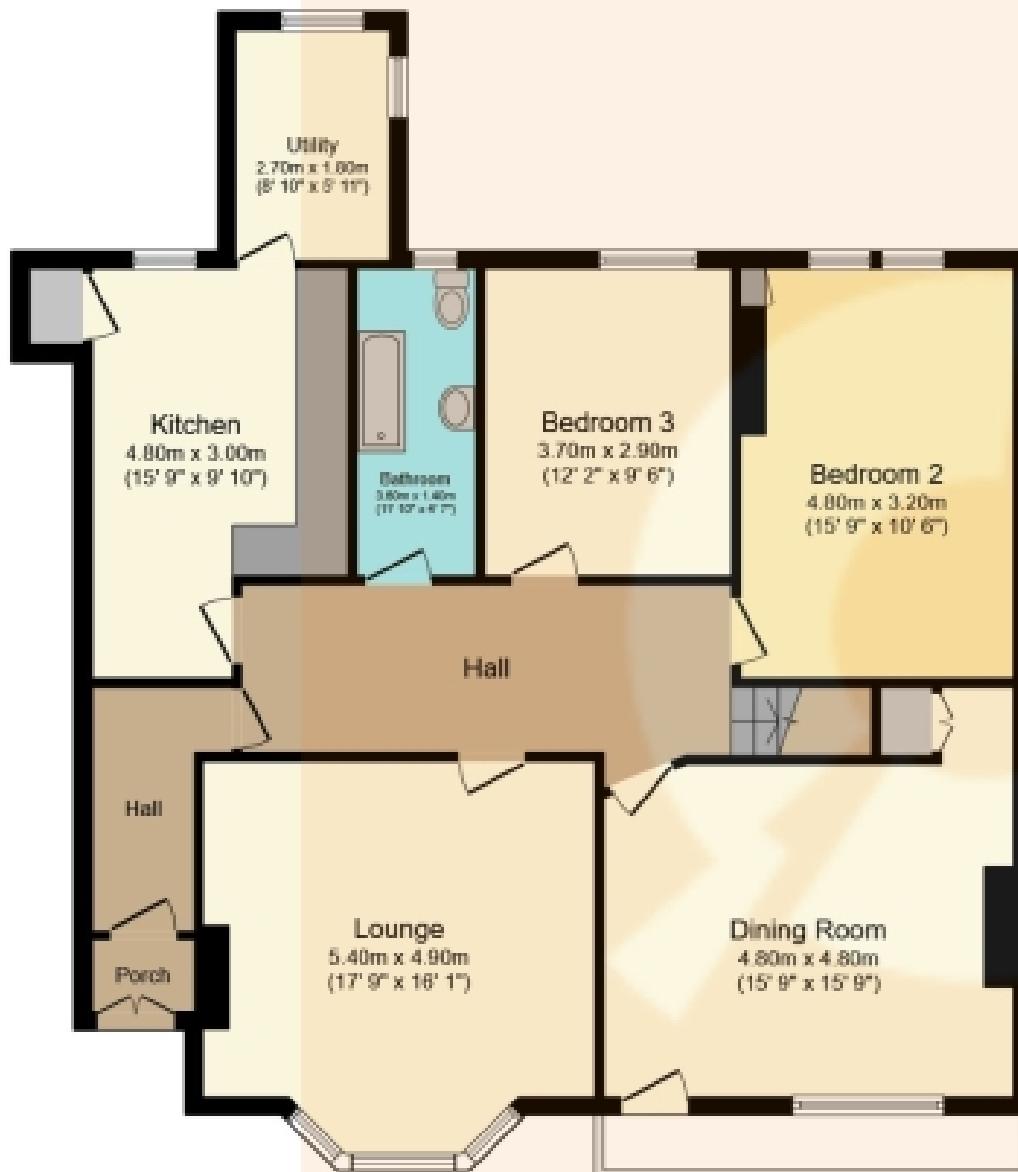




**59 Greenlaw Avenue, Paisley**

**Offers Over £279,995**





Total floor area 160.0 m<sup>2</sup> (1,722 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

\* TRADITIONAL UPPER QUARTER VILLA OFFERING A WEALTH OF CHARACTER & CHARM \* DESIRABLE BALCONY \* IMPRESSIVE HEIGHT & DIMENSIONS \* PRIVATE GARDEN & DRIVEWAY \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.59 Greenlaw Avenue, a captivating quarter villa nestled within the highly sought-after Greenlaw conservation area of Paisley. This traditional stone-built home exudes character and charm from the moment you arrive.

Approaching the property, a driveway beckons, leading to an elevated private door entry. Ascend the staircase, adorned with stunning stained-glass pieces, setting the tone for the enchantment within. Step into the warming hallway, a grand reception that welcomes you into the home.

The family lounge is a haven of charm, boasting impressive height and dimensions. A bay window formation and focal fireplace, coupled with an intricate ceiling rose, create a space that is both inviting and elegant.

The contemporary fitted kitchen features dark oak effect units and sleek black worktops alongside plentiful space for free-standing appliances. Off the kitchen, a convenient utility room offers additional worktop space and room for additional appliances.

On this floor, a sizeable dining room provides flexible accommodation, doubling as a second sitting room or fifth bedroom. This space extends onto a wonderful balcony, perfect for dining alfresco or savouring a morning coffee while overlooking the picturesque neighbourhood.

Completing the first floor is a three-piece family bathroom and two generously proportioned double bedrooms. Ascend to the upper level, where the master bedroom awaits with generous proportions, Velux windows to the front and rear, and extensive in-built sliding wardrobes.

Bedroom Four, which currently serves as a home office, could easily provide nursery accommodation or another bedroom.

A modern shower room, with a walk-in shower cubicle, W.C., wash hand basin and LED mirror, adds a touch of luxury to the upper level.

The private, fully enclosed rear garden is predominantly laid to lawn and adorned with mature trees and shrubbery; perfect space for children & pets alike.

The windows are double glazed with the exception of the original stained glass windows. A new gas fired boiler was installed in 2022.

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.

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.

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