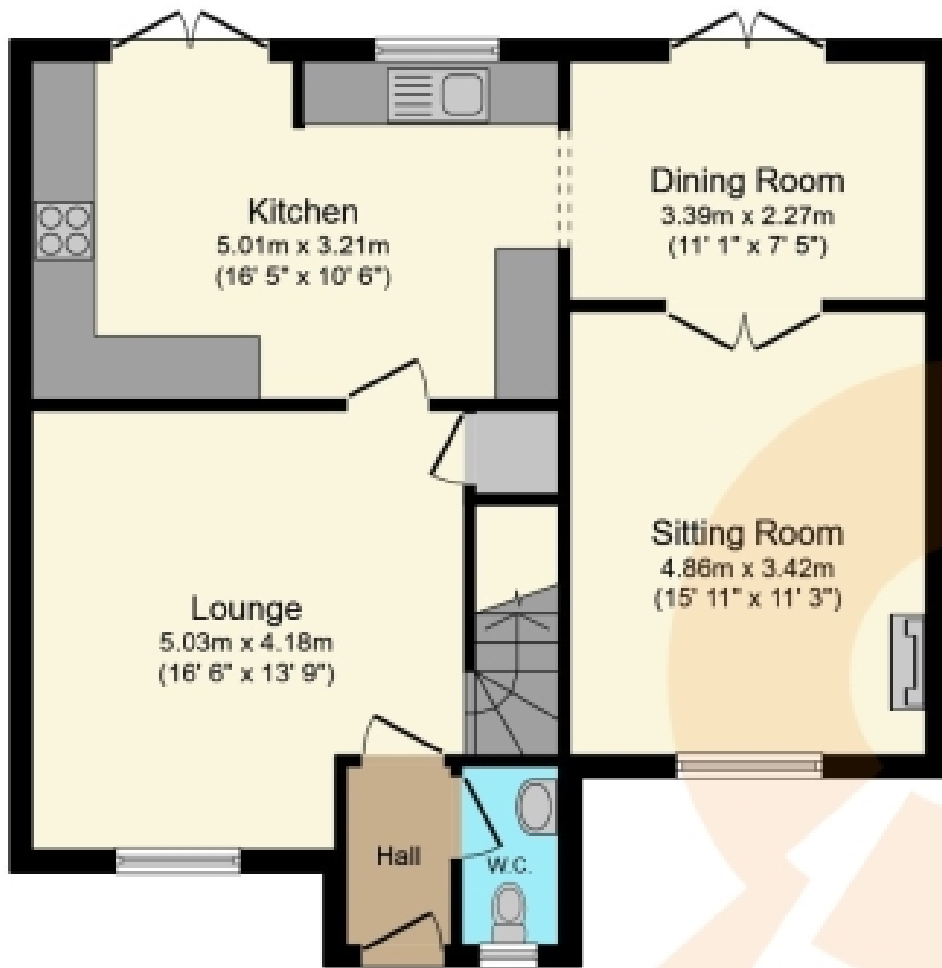




53 Lochore Avenue, Paisley

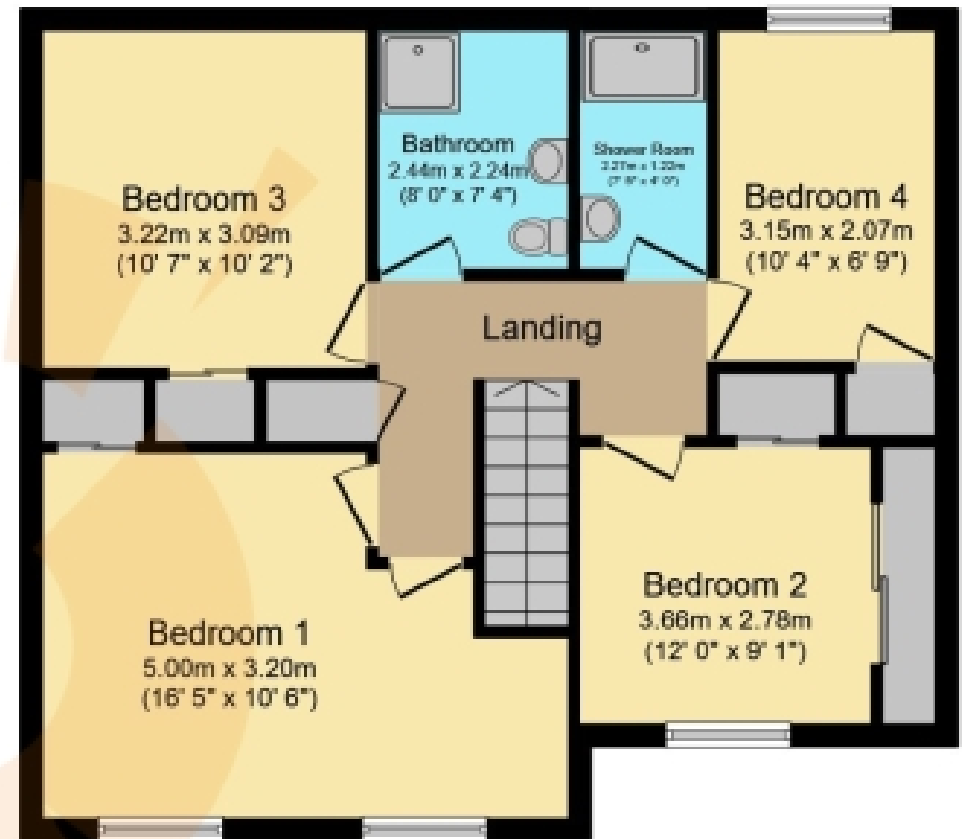
Offers Over £268,000





Ground Floor

Floor area 62.3 m² (671 sq.ft.)



First Floor

Floor area 60.5 m² (651 sq.ft.)

TOTAL: 122.9 m² (1,323 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

THE PROPERTY

**** NEW COMPETITIVE ASKING PRICE ** EXTENDED PROPERTY ** TWO SHOWER ROOMS & DOWNSTAIRS W.C. ** ENVIABLE CORNER PLOT ** FOUR SPACIOUS DOUBLE BEDROOMS ** EXCELLENT IN-BUILT STORAGE ** SOUGHT-AFTER ESTATE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 53 Lochore Avenue and this fabulous extended semi-detached family home. Occupying an enviable corner plot the property offers both a wealth of space indoors as well as substantial front and back gardens, perfect for growing families.

The stylishly decorated family lounge features contemporary décor and wood-effect flooring. A large, double-glazed window formation allows plenty of natural sunlight. The lounge also includes a staircase to the first floor and a useful storage cupboard underneath.

Adjacent to the lounge is the exceptionally spacious kitchen, featuring chic French doors that open onto a raised decking area. The kitchen is equipped with numerous wall and floor-mounted units, contrasting granite-effect countertops, and integrated appliances including a 4-ring electric hob, electric oven/grill, extractor hood, dishwasher, and washing machine, all included in the sale.

The open-plan dining area is perfect for home-cooked meals, with a second set of French doors leading to the decking, ideal for alfresco dining or relaxing on summer evenings.

The additional sitting room on the ground floor features generous dimensions and a focal point fireplace, providing a cozy atmosphere. Dual aspect windows offer views of both front and back gardens, keeping the room bright and airy.

The low-maintenance rear garden is fully enclosed, ensuring a safe environment for children and pets. It includes a large area of decorative stone chips and raised decking, perfect for sunny days. External storage is available via a timber garden shed.

The first floor is accessed via a carpeted staircase with a white timber handrail and banister. Our clients have cleverly re-configured the first floor to create four spacious double bedrooms, each with their own in-built storage solutions.

The recently installed shower room includes a three-piece suite with a walk-in shower cubicle, W.C., and wash-hand basin, all with contemporary fixtures and fittings. An additional shower room is also located on the first floor.

A substantial loft space is accessible from the upper landing, providing excellent additional storage.

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

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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