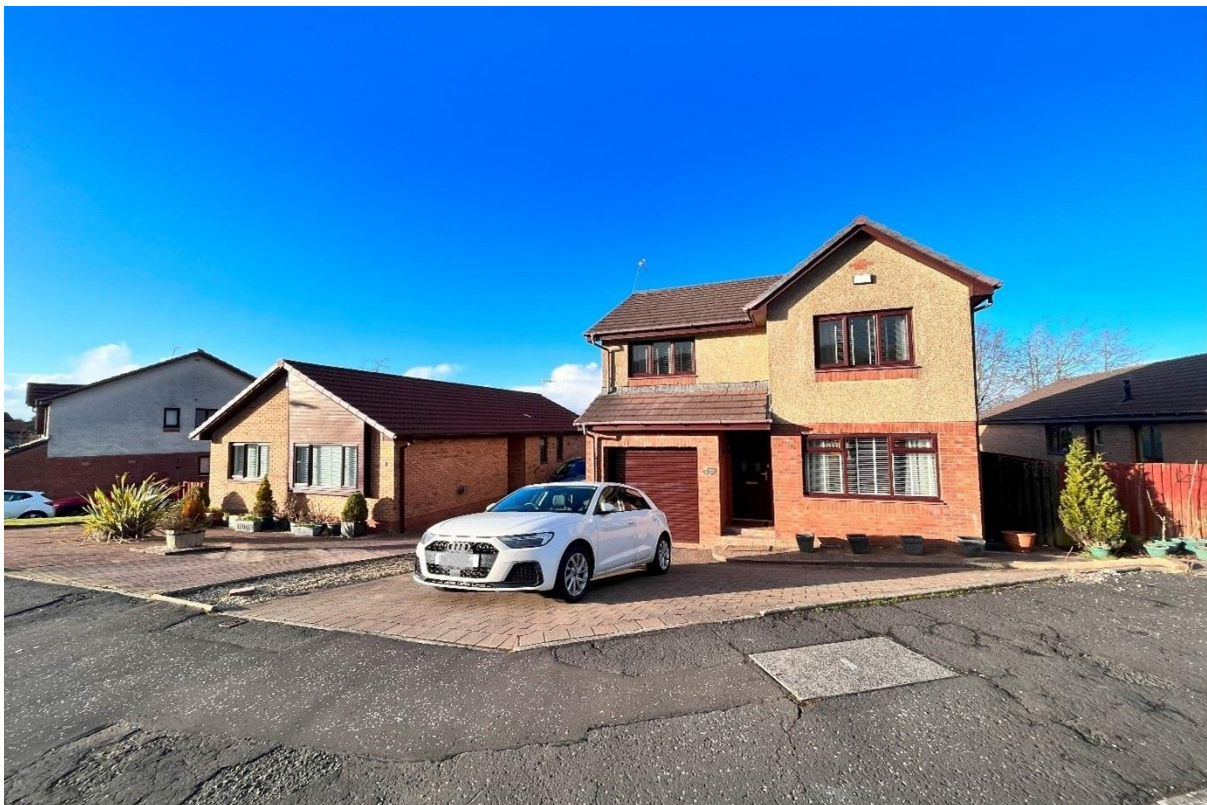




ELLE MARIE
PROPERTY

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9 CASTLEVIEW DRIVE, PAISLEY, PA2 8ED



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ELLE MARIE PROPERTY is pleased to present to the market this rarely available 3 bedroom extended detached villa located in desirable Castlevue Drive, Paisley. Presented to the market in excellent condition throughout, the property offers flexible living space with front facing lounge, separate dining, rear sunroom, kitchen with utility and downstairs WC. On the upper level there are 3 generous bedrooms, all with built-in storage, 1 en-suite and family bathroom. Externally, the property benefits from mono-block driveway and large rear enclosed garden. In more detail, the property comprises: -

ENTRANCE HALL

The entrance hall is bright and welcoming with neutral wall décor and carpet.

LOUNGE

The lounge benefits from dual aspect with neutral wall décor and carpet. There is ample space for lounge furniture and furnishings. There is a electric fire with contemporary surround which compliments the lounge.

DINING ROOM

The dining room has ample space for a dining table and chairs. The wall décor is neutral with neutral carpet.

KITCHEN

The kitchen comprises a range of neutral wall and floor units. The wall décor is neutral with laminate tile flooring. There is a built-in electric oven with gas hob. The kitchen also benefits from built-in cupboard. There is space for a breakfasting table and chairs and an open plan aspect to the sunroom and rear garden. Furthermore, the kitchen benefits from separate utility room.

SUNROOM

The sunroom is a fantastic addition to the property and offers excellent space for an additional sitting room and dining area or home office. The wall décor is neutral, and the flooring is gloss laminate. There is an abundance of natural light and a lovely outlook to the rear garden. The sunroom also benefits from breakfasting bar and patio doors. This space is perfect for entertaining and dining in the spring and summer months.

UTILITY

The utility room is perfectly positioned next to the kitchen with sink and drainer and ample space for freestanding appliances. There is additional rear door access to the garden from the utility and WC.

BEDROOM 1

Bedroom 1 is generous in size and is rear facing with carpet and neutral wall décor with feature wall. The large window allows good natural light. There is ample space for bedroom furniture and furnishings. Bedroom 1 also benefits from built-in mirrored wardrobes and en-suite.

BEDROOM 2

Bedroom 2 is front facing and is generous in size with carpet and neutral wall décor. There is ample space for bedroom furniture and furnishings. The large window allows good natural light and there is a built-in cupboard for storage.

BEDROOM 3

Bedroom 3 is front facing and is generous in size with carpet and neutral wall décor. There is ample space for bedroom furniture and furnishings. The large window allows good natural light and there is a built-in cupboard for storage.

BATHROOM

The family bathroom comprises bath with electric wall mounted shower, WC and wash-hand basin. There is partial wall tiling and laminate tile flooring. There is a built-in cupboard for storage.

EN-SUITE

The en-suite is in bedroom 1 and comprises shower cubicle with thermostatic shower, WC and wash-hand basin. The wall décor is neutral with ceramic floor tiles.

WC

The WC is conveniently located on the ground floor next to the utility and comprises WC and wash-hand basin.

EXTERNAL

Externally, the property enjoys an enviable position in Castleview Drive and benefits from mono-block driveway with good space for off-street parking. The rear garden is an exceptional size, enclosed by timber fencing with a large, slabbed patio section and predominantly chipped stones with additional side sections. The garden offers privacy and is the perfect setting for enjoyment in the spring and summer months. The property also benefits from integral garage.

EPC Rating: D

Dimensions:

Lounge: 9'2"x16'4"

Dining: 10'2"x8'

Sunroom: 12'5"x15'6"

Kitchen: 8'8"x10'3"

Bedroom 1: 11'8"x12'2"

Bedroom 2: 14'7"x10'8"

Bedroom 3: 12'7"x8'2"

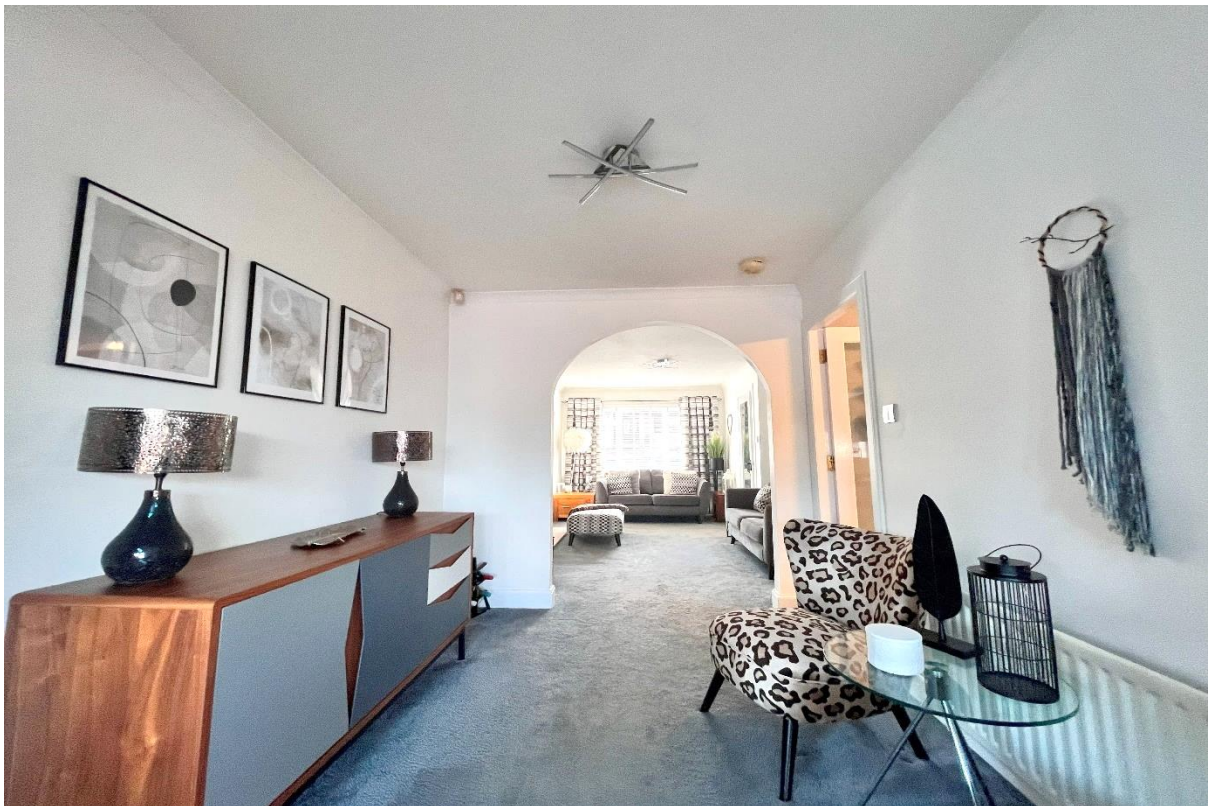
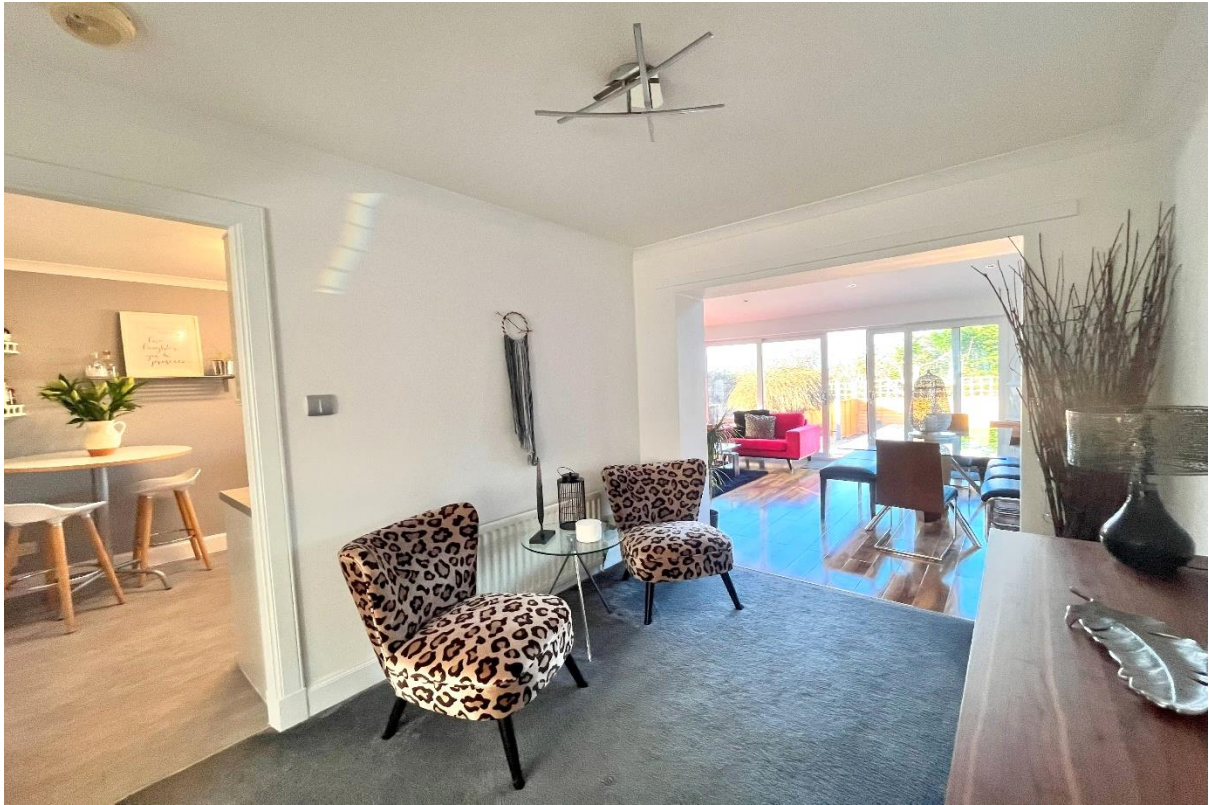
Bathroom: 5'6"x10'2"

En-Suite: 3'5"x7'

WC: 2'9"x5'1"

Utility: 5'1"x7'4"



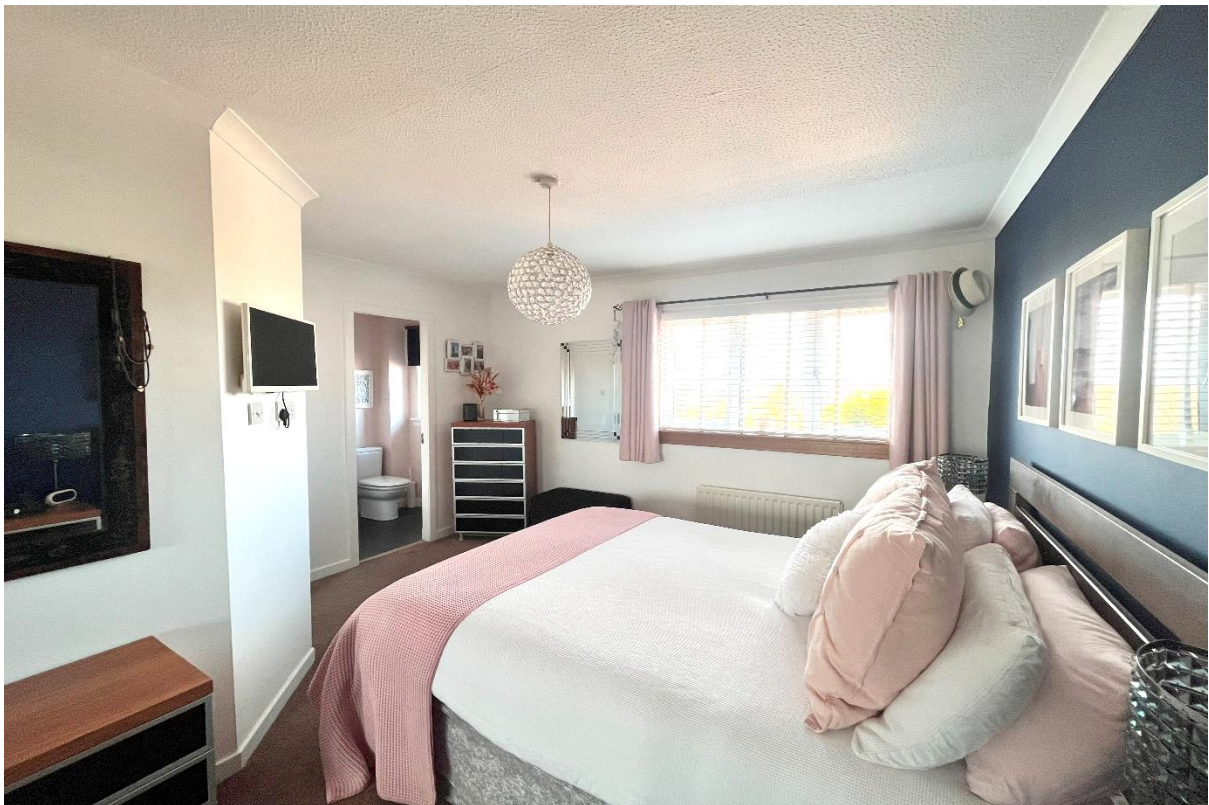




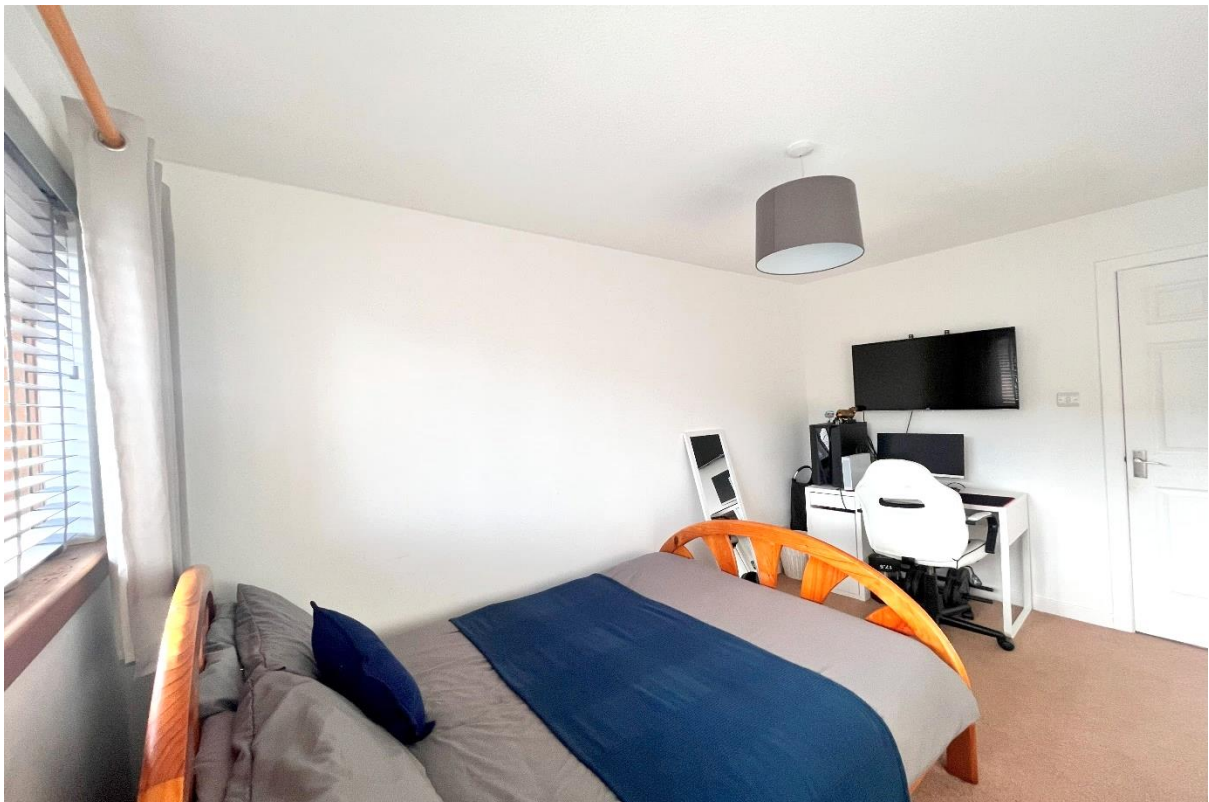




















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Viewing: by appointment only

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