



**ELLE MARIE**  
PROPERTY

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**PROPERTY FOR SALE: 35 JOHN NEILSON  
AVENUE, PAISLEY, PA1 2SX**



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ELLE MARIE PROPERTY is pleased to present to the market this wonderful modern 4-bedroom detached villa located in sought after John Neilson Avenue, Paisley. Presented to the market in excellent condition throughout with front facing lounge, separate dining area, dining kitchen, 4 well-proportioned bedrooms and 3 bathrooms with generous external boundary and garage, viewing is advised. In more detail, the property comprises:

**ENTRANCE HALL**

The entrance hall is a great first impression to the property with modern grey laminate flooring and neutral wall décor.

**LOUNGE**

The lounge is generous in size and is front facing with modern grey laminate flooring and neutral wall décor with feature paper. The lounge also benefits from marble fire surround with electric fire which compliments the lounge. There is good space for lounge furniture and furnishings.

**DINING ROOM**

The separate dining room flows through from the lounge with modern grey laminate flooring and feature wall décor. There is ample space for a dining table and chairs. There are French doors leading to the rear garden which is perfect for enjoyment in the spring and summer months.

**KITCHEN**

The kitchen is modern and has been designed and finished to a high standard comprising a range of modern wall and floor units, built-in electric oven and gas hob with stainless extractor chimney. Integrated appliances include fridge, freezer and dishwasher. The wall décor is neutral with partial wall tiling and tiled splashback. The kitchen also benefits from breakfasting bar. In addition, there is a separate utility room with modern floor units and there is additional rear door access to the garden.

**MASTER BEDROOM**

The master bedroom is generous in size and is rear facing with carpets and neutral wall décor with feature paper. There is good space for bedroom furniture and furnishings. There is a built-in wardrobe for storage. The master bedroom also benefits from en-suite.

**BEDROOM 2**

Bedroom 2 is double in size and is front facing with neutral carpet and neutral wall décor. There is good space for bedroom furniture and furnishings

**BEDROOM 3**

Bedroom 3 is double in size and is front facing with carpet and neutral wall décor with feature paper. There is a built-in wardrobe for storage. There is good space for bedroom furniture and furnishings

## BEDROOM 4

Bedroom 4 is double in size and is rear facing with feature wall and neutral carpet. There is a built-in wardrobe for storage.

## BATHROOM

The bathroom is modern and comprises bath with thermostatic shower, WC, wash-hand basin and heated chrome heated towel rail. There is contemporary wall and floor tiling.

## EN-SUITE

The en-suite is in the master bedroom and has been designed and finished to a high standard comprising WC, walk-in shower with thermostatic chrome shower and wash-hand basin. There is contemporary wall and floor tiling.

## WC

The WC is conveniently located on the ground floor and comprises WC and wash-hand basin, the wall décor is neutral with feature paper and the flooring is tiled.

## UTILITY

The utility room is conveniently located just off the kitchen and comprises worktop space with plumbing for appliances. The wall décor is light, and the floors are tiled.

## EXTERNAL

Externally, the property enjoys a lovely position in the Avenue with large mono-block driveway providing good space for off-street parking. The rear garden is generous in size has been well maintained with a generous section of turfed lawn and timber decked terrace. To the rear there is a raised section with chipped bark and good space for shrubbery and potted plants. There is good space for garden furniture and furnishings and enjoyment in the spring and summer months. The property also benefits from garage.

EPC Rating: C

Dimensions:

Lounge: 12'2"x14'5"  
Dining Room: 11'10"x7'10"  
Kitchen: 11'10"x10'6"  
Utility: 7'7"x5'7"  
WC: 3'7"x5'7"  
Master Bedroom:  
Bedroom 2:  
Bedroom 3:  
Bedroom 4: 12'2"x11'10"  
Bathroom: 6'7"x7'3"  
En Suite: 7'3"x3'11"











































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Viewing: by appointment only

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