



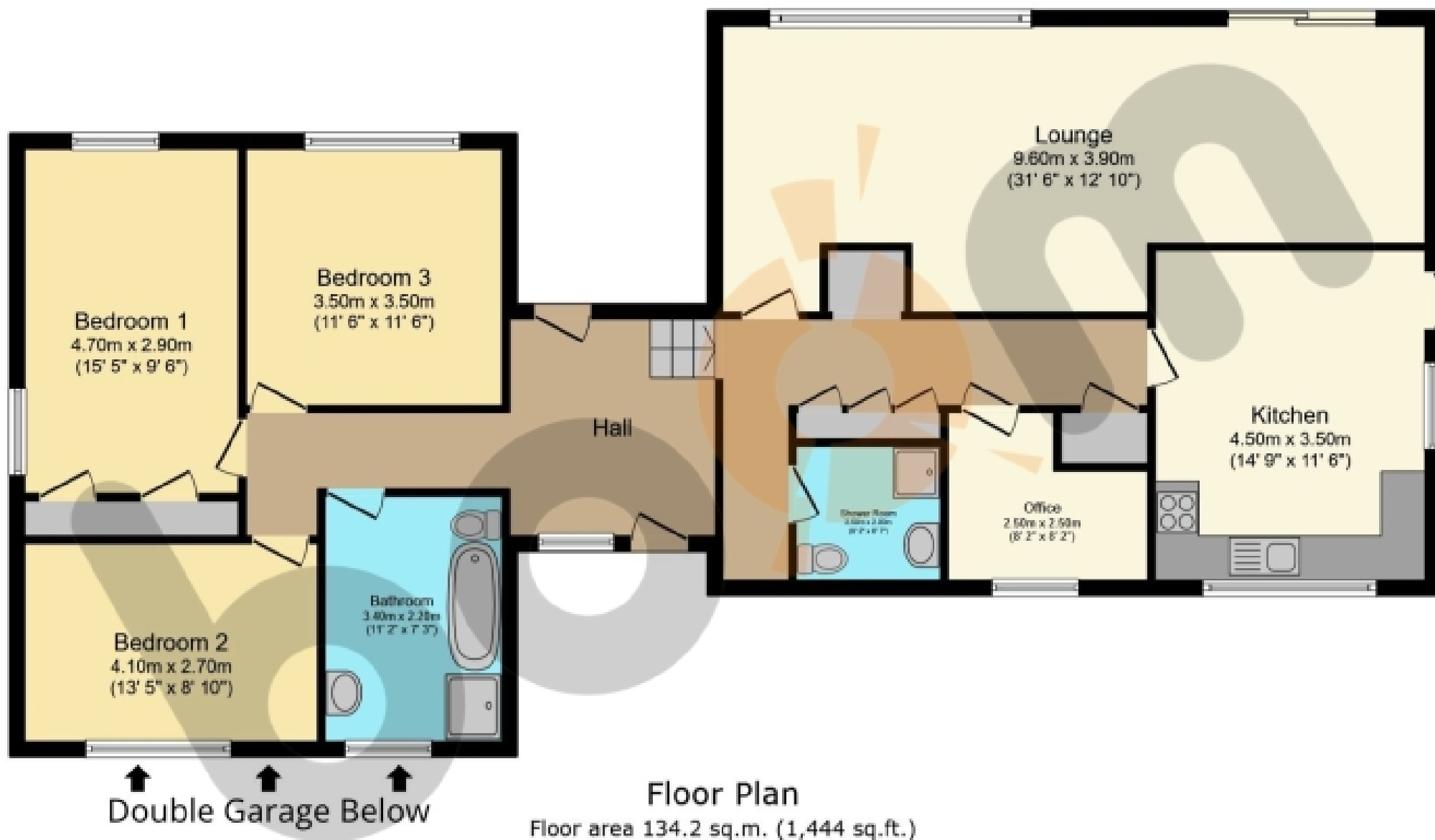
**31 Stanely Avenue, Paisley**

**Offers Over £389,995**









Total floor area: 134.2 sq.m. (1,444 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\* SELDOM AVAILABLE BUNGALOW \* DOUBLE GARAGE \* MATURE BACK GARDEN WITH PATIO \* CONTEMPORARY KITCHEN \* MULTI CAR MONOBLOCK DRIVEWAY \*\***  
Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.  
Here's what our client loved about the property –

'Welcome to our happy home – a tranquil garden sanctuary where there's space to breathe, relax, and truly enjoy life. From sunny mornings with coffee on the patio to evenings filled with laughter and the rustle of trees, this is a place full of happy memories shared with family and friends. We've loved peaceful walks around the local reservoir and the Braes often ending the day feeling recharged and connected to nature. Nestled near woodland and surrounded by natural beauty, this home brings a sense of calm, joy, and belonging every single day.'

This charming four bedroom detached split level bungalow is on a particularly large, elevated corner plot in the sought-after Stanley suburb of Paisley. An attractive home with double garage and mature gardens offering tranquillity and privacy.

The lounge, with dual aspects window formation, is generously sized with a large picture window and patio doors leading to the south facing rear garden; a lovely open space ideal for family gatherings and socializing. In addition, the entrance hallway has access to the garden via marble staircase.

Connected to the lounge is the highly contemporary kitchen with modern appliances and butcher block countertops. In addition, it has an elegant island holding quality integrated appliances and an abundance of white hi-gloss wall and floor mounted cabinetry.

There is a convenient tiled shower room with walk in cubicle, gas power shower and opaque double-glazed window.

The bedrooms are generous and offer lots of flexibility for a variety of uses. The master bedroom benefits from mirrored cupboards.

The four piece family bathroom has an opulent freestanding oval bathtub plus walk in shower cubicle with waterfall shower. It is tastefully decorated with white and blue accents.

Patio doors lead you to the back garden which has two lovely seating areas to relax in the sun. The garden also has a more natural low maintenance space with a lovely woodland area, as well as mature shrubbery.

The property further benefits from a double garage which has running water and electricity in place. There is gas central heating, double glazing and loads of storage space.

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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