



30 BIRCHWOOD DRIVE, PAISLEY. PA2 9NE.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS LOVELY FAMILY HOME IN THE SOUTH SIDE OF PAISLEY. THE PROPERTY CONSISTS OF LOUNGE / DINING ROOM, KITCHEN, 3 BEDROOMS AND FAMILY BATHROOM. THIS HOME HAS DOUBLE GLAZING, GAS CENTRAL HEATING, ON STREET PARKING AND A GARAGE TO THE REAR. VIEWING IS STRONGLY RECOMMENDED. PAISLEY ITSELF OFFERS A WIDE VARIETY OF AMENITIES, LOCAL PRIMARY AND SECONDARY SCHOOLS, EXCELLING PUBLIC TRANSPORT PROVISION WITH REGULAR TRAIN SERVICES TO GLASGOW FROM PAISLEY GILMOUR STREET AND A VARIETY OF LOCAL BUS SERVICES ON THE DOORSTEP. BRAEHEAD IS CLOSE AT HAND FOR A WIDER VARIETY OF RETAIL AND LEISURE AMENITIES.



- LOVELY FAMILY HOME
- GAS CENTRAL HEATING
- GARAGE TO REAR
- FLOORED LOFT
- 3 BEDROOM TERRACED
- DOUBLE GLAZING
- FRONT AND REAR GARDEN
- EASY ACCESS TO PAISLEY TOWN

OFFERS OVER £169,995

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ENTRANCE HALLWAY 13' 10" x 6' 8" (4.22M x 2.03M)
ENTRANCE HALLWAY ACCESSED VIA UPVC DOUBLE GLAZED VISION PANEL DOOR, GIVES ACCESS TO LOUNGE / DINER AND KITCHEN THEN VIA STAIRCASE TO 3 BEDROOMS AND FAMILY BATHROOM. UNDERSTAIR STORAGE CUPBOARD HOUSING GAS AND ELECTRIC METERS. BROWN CARPET THROUGHOUT.

LOUNGE / DINER 23' 11" x 11' 8" (7.3M x 3.55M)
SPACIOUS ROOM WITH WINDOW TO FRONT AND REAR. LOUNGE HAS FEATURE FIRE PLACE WITH WOODEN SURROUND AND MARBLE HEARTH WITH INSET GAS FIRE. DINING AREA HAS AMPLE SPACE FOR DINING TABLE AND CHAIRS. CARPETED THROUGHOUT.

KITCHEN 10' 0" x 8' 4" (3.06M x 2.54M)
KITCHEN HAS CREAM MATT FINISH WALL AND BASE STORAGE UNITS, BUTCHER BLOCK EFFECT WORK SURFACE AND LIGHT GREY SPLASHBACK. WHITE CERAMIC SINK UNIT. BUILT-IN ELECTRIC FAN OVEN, 4 BURNER GAS HOB AND EXTRACTOR HOOD. INTEGRATED FRIDGE / FREEZER. WASHING MACHINE. STORAGE CUPBOARD HOUSING BOILER. 3 WAY CHROME SPOTLIGHT. ACCESS TO REAR GARDEN, DRYING AREA AND GARAGE.

UPPER HALLWAY 8' 6" x 7' 8" (2.58M x 2.33M)
GIVES ACCESS TO ALL THREE BEDROOMS, BATHROOM AND FLOORED LOFT. SHELVED LINEN CUPBOARD.

BEDROOM 1 13' 11" x 10' 0" (4.23M x 3.04M)
GOOD SIZED DOUBLE BEDROOM HAS STORAGE CUPBOARD, AND FACES OVER THE FRONT.

BEDROOM 2 9' 11" x 9' 8" (3.02M x 2.94M)
BEDROOM 2 HAS FITTED STORAGE CUPBOARD / WARDROBE WITH DOUBLE DOORS. THIS IS REAR FACING.

BEDROOM 3 9' 3" x 8' 6" (2.81M x 2.59M)
BEDROOM 3 FACES OVER THE FRONT OF THE PROPERTY.

FAMILY BATHROOM 6' 9" x 6' 5" (2.06M x 1.95M)
BATHROOM HAS CREAM THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT. GLASS SHOWER SCREEN. WALL TILING THROUGHOUT, CABINET WITH MIRRORED DOORS. STONE EFFECT TILED FLOOR.

LOFT
LOFT HAS BEEN FLOORED AND ACCESSED VIA PULL DOWN LADDER.

REAR GARDEN
EASILY MAINTAINED REAR GARDEN AND DRYING AREA. ACCESS TO GARAGE CAN BE ACCESSED.

GARAGE
GARAGE TO THE REAR OF PROPERTY.



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