



12 BRAEVIEW AVENUE, PAISLEY. PA2 8PU.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS FABULOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME IN TRUE 'WALK IN' CONDITION. SITUATED WITHIN HIGHLY SOUGHT-AFTER MODERN DEVELOPMENT AND LOCATED IN A QUIET LEAFY POCKET AT THE FOOT OF GLENNIFER BRAES COUNTRY PARK, THIS IMPECCABLY PRESENTED 3 BEDROOM FAMILY HOME IS SURE TO IMPRESS THE MARKET WITH ITS AMPLE LIVING SPACE, CONTEMPORARY DÉCOR AND FINISHINGS THROUGHOUT. EXTERNALLY, THE PROPERTY HAS A MONOBLOCK DRIVEWAY PROVIDING OFF-STREET PARKING. THE FRONT GARDEN IS BEAUTIFULLY LANDSCAPED, WITH A LARGE SECTION OF LAWN. A BRIGHT & WELCOMING RECEPTION HALLWAY LEADS DIRECTLY TO THE FAMILY LOUNGE WITH BEAUTIFUL MEDIA WALL. THE LOWER LEVEL IS SUPERBLY SPACIOUS AND HAS BEEN STYLISHLY DECORATED WITH HIGH QUALITY FLOORING AND WALLCOVERINGS IN MODERN NEUTRAL TONES THROUGHOUT. OPEN PLAN KITCHEN DINING AREA OFFERS IDYLIC VIEWS TO THE LANDSCAPED BACK GARDENS THE ULTRA-MODERN FITTED KITCHEN HAS PLENTIFUL STORAGE. INTEGRATED APPLIANCES INCLUDED WITHIN THE SALE; 4-BURNER GAS HOB, FAN OVEN AND EXTRACTOR HOOD; INTEGRATED DISHWASHER. THE FULLY ENCLOSED REAR GARDEN HAS A SUBSTANTIAL LAWN, UPGRADED TO LOW-MAINTENANCE ASTRO TURF, AS WELL AS A TILED PATIO AREA. ALL THREE BEDROOMS FEATURES BUILT-IN STORAGE. HIGHLY FASHIONABLE AND FULLY TILED 3-PIECE FAMILY BATHROOM WITH HIGH SPECIFICATION WALLS AND FLOOR. COMPRISING OF W.C, WASH HAND BASIN AND RAINFALL SHOWER OVER BATH, AND HEATED TOWEL RAIL.



- 3 BED SEMI DETACHED
- QUIET CUL-DE-SAC
- NEWLY RE-FITTED BATHROOM
- GAS CENTRAL HEATING
- FAMILY HOME WITHIN HIGHLY-SOUGHT AFTER DEVELOPMENT
- MONO-BLOC DRIVEWAY
- STUNNING ULTRA-MODERN KITCHEN
- DOUBLE GLAZING

OFFERS OVER £215,000

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ENTRANCE HALLWAY 4' 10" x 4' 3" (1.47M x 1.29M)

LOUNGE 14' 6" x 10' 10" (4.41M x 3.31M)

KITCHEN / DINING 15' 5" x 9' 8" (4.71M x 2.95M)

UPPER LANDING

BEDROOM 1 12' 5" x 8' 0" (3.79M x 2.44M)

BEDROOM 2 9' 5" x 8' 11" (2.88M x 2.73M)

BEDROOM 3 9' 2" x 7' 2" (2.80M x 2.19M)

BATHROOM 6' 1" x 5' 6" (1.85M x 1.67M)

REAR GARDEN / PATIO



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corridors and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
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