



A FIVE-BEDROOM SEMI-DETACHED VILLA WHICH IS A MASTERCLASS IN FUNCTIONAL FAMILY LIVING



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We are delighted to bring to the market this five-bedroom semi-detached villa, which is a masterclass in functional family living, boasting a thoughtful extension and a light-filled, versatile layout. It is located in a desirable, quiet location.



Inside this property, you will find exceptional design and an inspired layout over two levels. The living space includes a formal lounge with a feature fireplace and a spacious dining kitchen featuring a striking worktop and integrated appliances.







The conservatory is a standout feature offering a seamless transition to the outdoors and views of the private rear garden.





The converted garage and side extension provide two ground-floor bedrooms, perfect for multi-generational living or a dedicated home office, with a WC thereafter.







The upstairs accommodation houses three additional airy bedrooms and a modern, high-spec family bathroom.



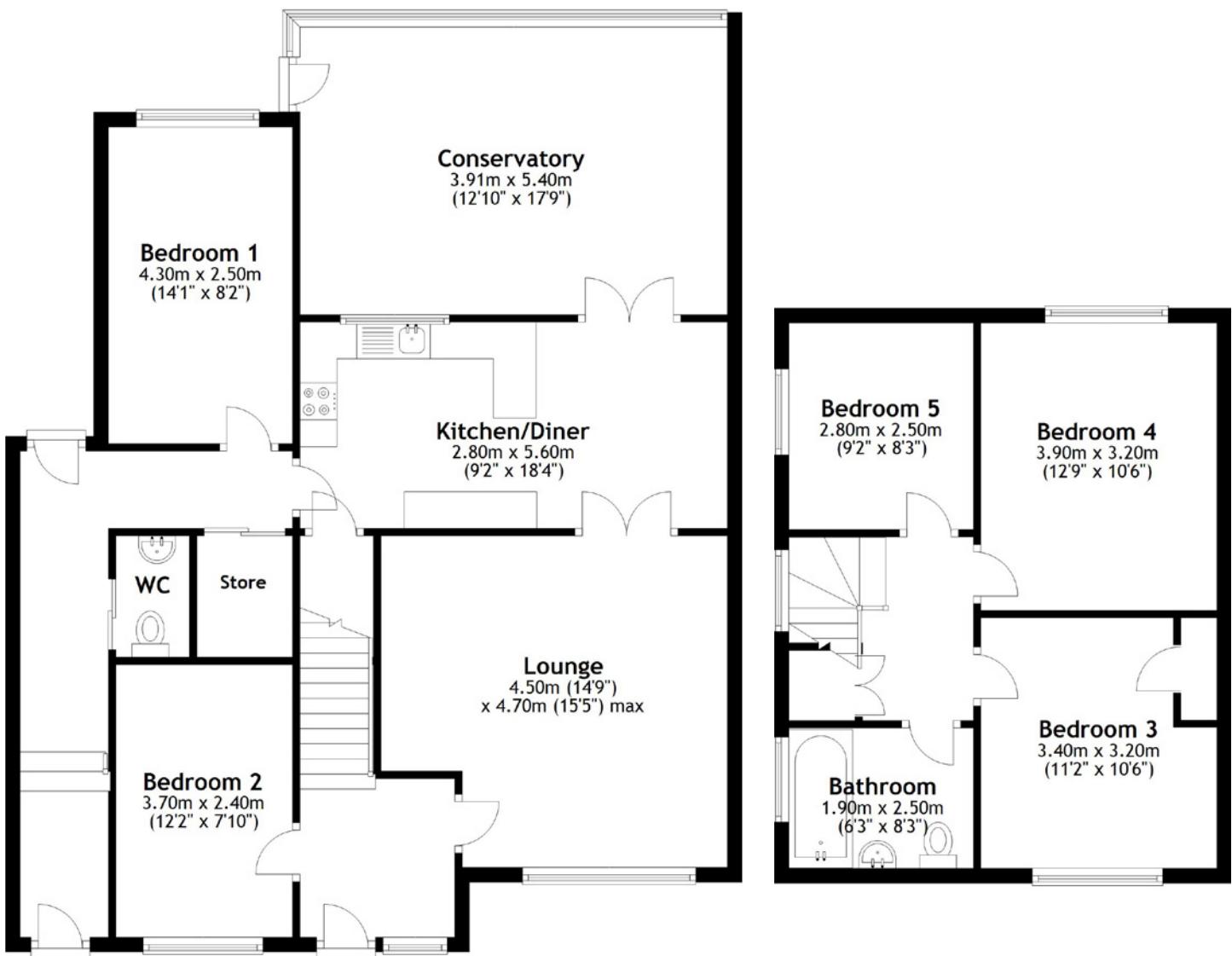


## Bedroom 4









Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup>

EPC Rating: C

## Floor Plan



The outdoor features a suntrap rear garden that is fully enclosed for privacy, along with a private front garden. The modern comforts are recently upgraded double glazing and efficient gas central heating.

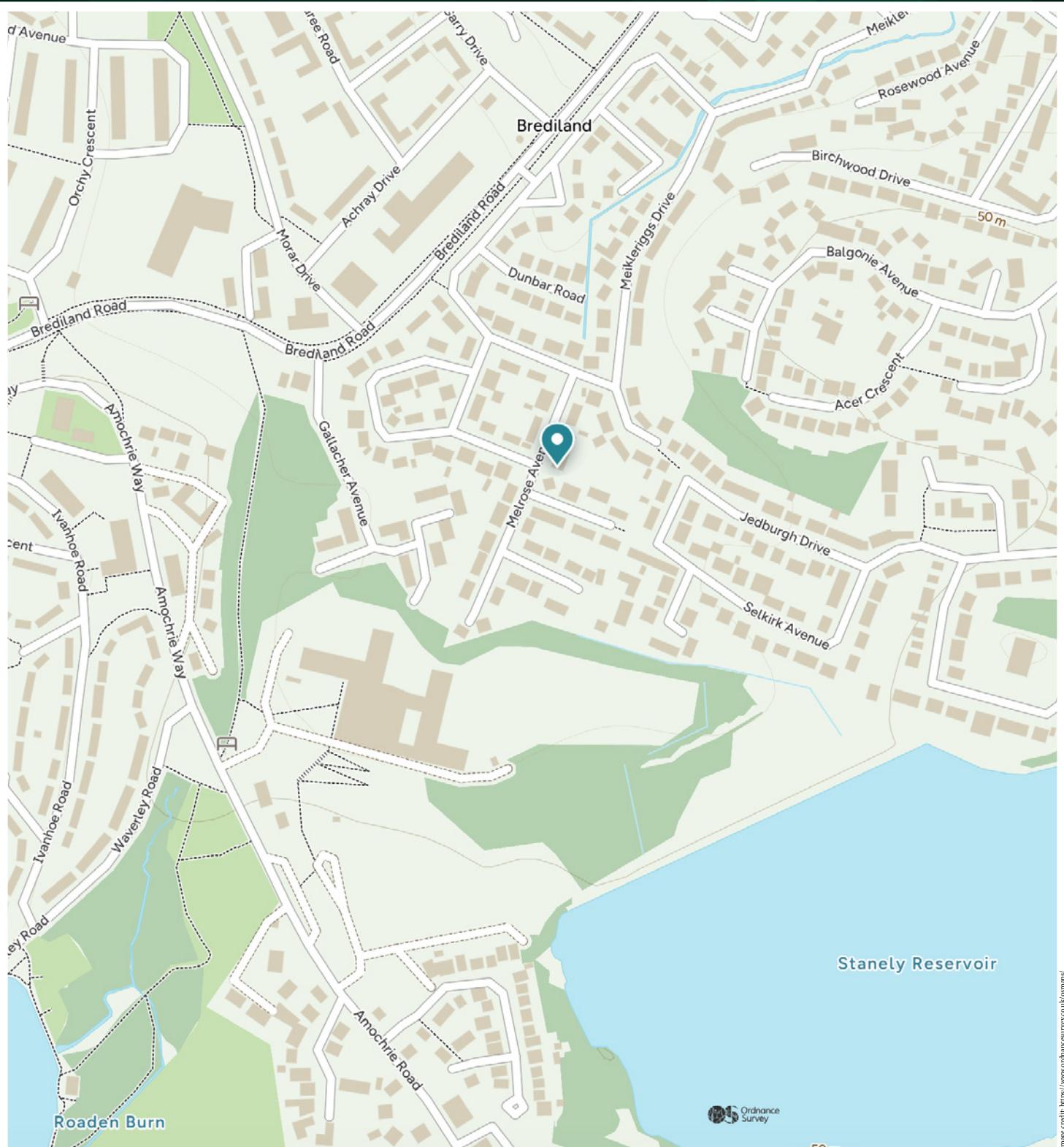




Melrose Avenue is positioned in a popular pocket of Paisley, with convenient access to the surrounding countryside areas, and the Gleniffer Braes Country Park is only a short walk away. There are local supermarkets close by as well easy access to a wider range of shops at Silverburn and Braehead shopping centres.

Paisley is a University town with very good local facilities for sports, the arts, and entertainment. It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive for destinations further a field.

## The Location



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