



Three bedroom detached villa

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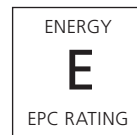
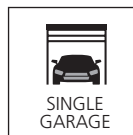


12 Fischer Gardens

Paisley, Renfrewshire, PA1 2SU



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Paisley River | Paisley Golf Course | Paisley Monument

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Fischer Gardens is ideally situated within a popular pocket of Paisley close to all amenities including Asda supermarket, Phoenix Retail Park and Showcase Cinema as well as road links; 4 minute drive to the M8 and 7 minutes to Glasgow International Airport. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you'll find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre, primary and secondary schools, Royal Alexandra Hospital, the University of the West

of Scotland, local public transport links including railway links and bus station.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar Braehead is a 12 minute drive away.

For outdoor recreation closer to home, there are lovely walks along the canal, cycle paths and Ferguslie Park Gardens.

Paisley - Renfrewshire





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Fischer Gardens

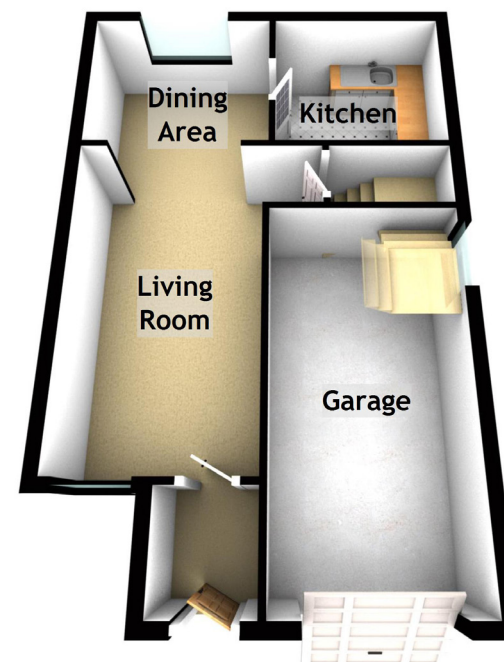
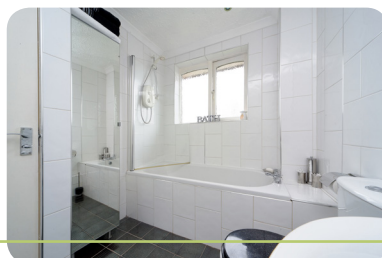
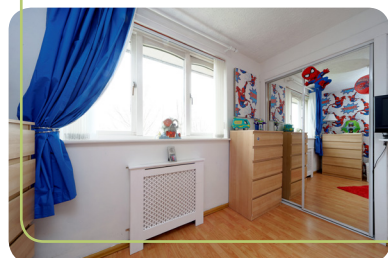
*P*art Exchange available. We are delighted to introduce to the market this superb three bedroom, detached villa formed over two levels which has been maintained to an exacting standard by the current owner who has created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first class specification. The property sits within gardens, which have been designed for ease of maintenance whilst providing a private and safe environment for children.

A welcoming hallway entrance provides access to all apartments on this level. An impressive open plan formal lounge/dining area is flooded with natural light from both windows at the front and rear of the rooms. Many an evening will be spent in front of the feature fire unwinding after a hard day. The dining area is popular for more formal dining with friends and family and impressing them with your culinary skills. The kitchen has a range of contemporary floor and wall mounted units, with a striking work surface,

providing a fashionable and efficient workspace there is space for free-standing appliances. A staircase from the lounge provides access to the first floor accommodation where you will find three well proportioned bedrooms. All of the rooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Two of the bedrooms are further complimented with built in mirrored wardrobes - creating excellent storage. A stunning, fully tiled three piece family bathroom suite further enhanced with an over head shower completes the impressive accommodation internally.

Externally, to the front of the property there is a driveway providing off-road parking and access to the single garage. The rear garden is fully enclosed and a real sun trap in summer months, it is a popular zone with all members of the family. The high specifications of this home also include double glazing and gas central heating for a warm, yet cost effective way of living all year round.





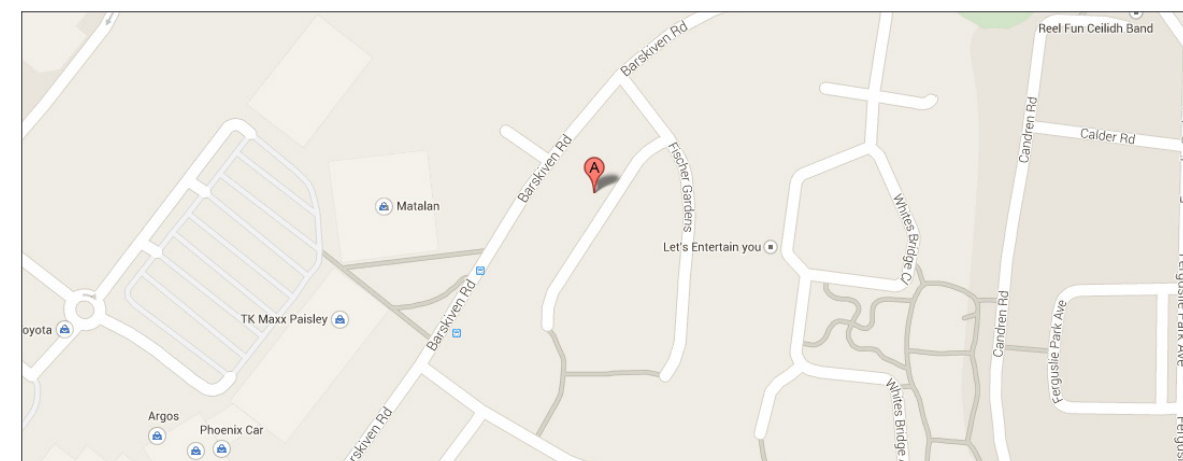
Specifications

Approximate Dimensions (Taken from the widest point)

Living Room	4.63m (15'2") x 3.60m (11'10")	Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Dining Area	2.80m (9'2") x 2.30m (7'7")	Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Kitchen	2.60m (8'6") x 2.30m (7'7")	Bathroom	2.32m (7'7") x 1.93m (6'4")
Bedroom 1	2.70m (8'10") x 2.60m (8'6")	Garage	3.75m (12'4") x 2.52m (8'3")

Extras (Included in the sale)

Carpets & floor coverings, light fixtures, fittings & blinds.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



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Designer