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ESTATE AGENCY

**7** Roffey Park Road,  
Paisley PA1 3JL

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This traditional semi detached villa sits at the top end of Roffey Park Road, close to Barshaw Park. It is a rarer style of property to come to the market and bursts with cottage charm.

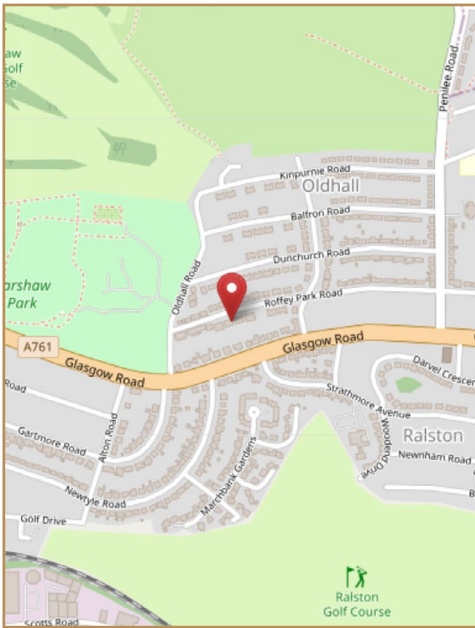
There is an entrance hallway that welcomes you to the property and accesses the ground floor apartments. The cosy lounge is to the front of the house and has a bay window with stained glass inserts making it a lovely room to enjoy the sun from its southerly aspects. The spacious dining room provides a second public room and additional flexibility on how the house can be used. The kitchen is just off this room at the back of the house and has a lovely cottage feel to it with outlooks to the garden and space for a breakfast table. There are plenty of fitted storage units and space for appliances such as a fridge, freezer, hob, washing machine and dishwasher. In addition the kitchen provides direct access to the back garden.

On the upper level there are two good sized double bedrooms and a shower room. One bedroom has pleasant outlooks to the front of the house and the other enjoys views over the back garden and towards Barshaw Park. The shower room is a bright, fresh room with a WC, wash hand basin and a shower cubicle.

The property specification includes gas central heating, mixed single and double glazing and attic storage.

There are gardens to the front and rear of the property which are well stocked with plants, shrubs and trees. The rear secluded garden is an inviting and tranquil area to enjoy the weather and nature.





EPC rating

D

Office  
Paisley

**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale  
Produced by Plushplans

## Our Offices

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