



**cochrandickie**  
ESTATE AGENCY

**1** Hazelwood Avenue,  
Paisley PA2 0UQ

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



# 1 Hazelwood Avenue, Paisley PA2 0UQ

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This fabulous rare to the market semi detached villa has been comprehensively modernised and upgraded in recent times to create a beautiful home fit for todays modern living.

From the moment you arrive at the entrance via the substantial monobloc driveway you get a sense of the upgrades to this lovely home as it has been re-rendered for added piece of mind. An entrance hallway leads to the lounge which is open plan with the dining area. A picture window provides fantastic open aspects over the common green. The modern kitchen has wall & base units with integrated appliances including oven, hob, extractor

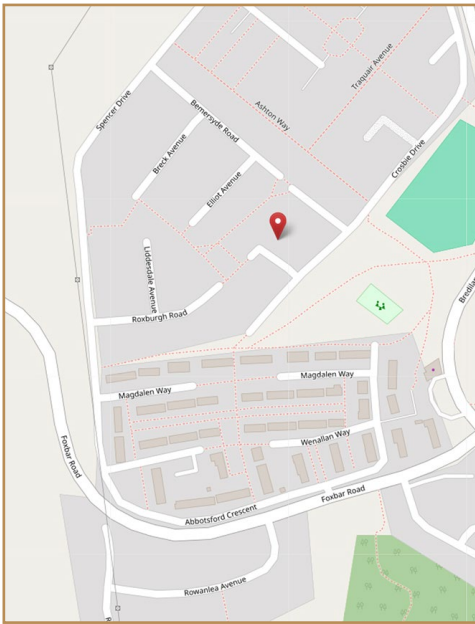
hood and dishwasher. Off the kitchen is a utility area with plumbing. A UPVC door leads to the magnificent garden.

A carpeted stairwell leads to three bedrooms, each having storage or wardrobes and the fully tiled house bathroom.

Externally the property sits in an excellent plot with a lawn and driveway to the front and a deck area with lawn, views to the Gleniffer Braes and all bordered by a mature hedge and timber fencing at the rear.

The specification includes double glazing (2020), gas central heating (new boiler 2021) and re-rendering 2022.





EPC rating

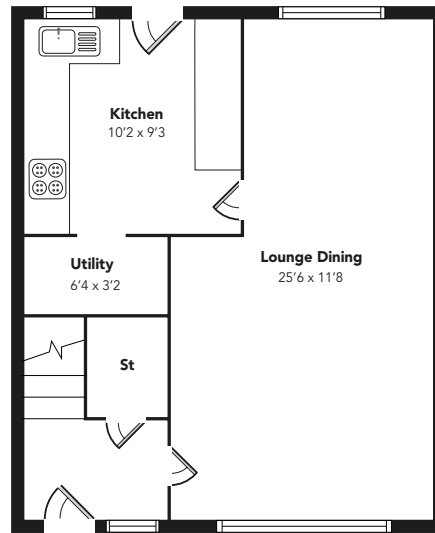
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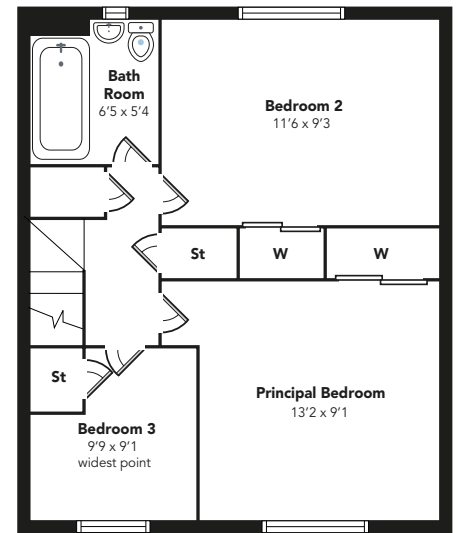
**disclaimer**

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.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans

## Our Offices

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