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ESTATE AGENCY

45 Alloway Crescent,  
Paisley PA2 7DR

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# 45 Alloway Crescent, Paisley PA2 7DR

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Number Forty Five Alloway Crescent is set in a well established modern development with the added benefit of being within one of the few cul de sacs enjoying one of the larger gardens.

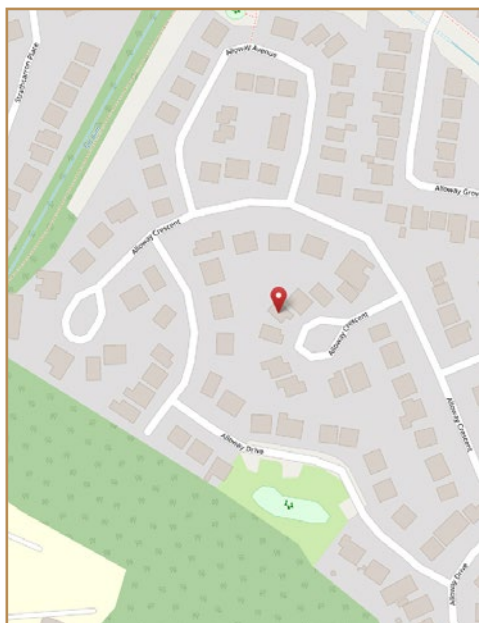
The entrance hallway leads to directly into the beautiful lounge that also has access to the former garage which is now a sitting room or fourth bedroom. The modern dining kitchen is at the rear and has ample wall & base units with integrated appliances that include oven, hob, extractor hood and fridge freezer. A set of French doors leads to the well proportioned lawn garden. Also, off the kitchen is a Upvc door to the side elevation and separate utility room with plumbing.

On the upper level there are three well-proportioned bedrooms and a fully tiled contemporary house bathroom. The principal bedroom has en-suite shower room and fitted wardrobes with the second bedroom also benefiting from built-in wardrobes.

The property specification includes gas central heating, double glazing, security alarm system and attic storage. The monobloc driveway provides ample parking to the front. The rear garden is fantastic and has two separate patio areas for casual dining all bordered by timber fencing.







EPC rating

C

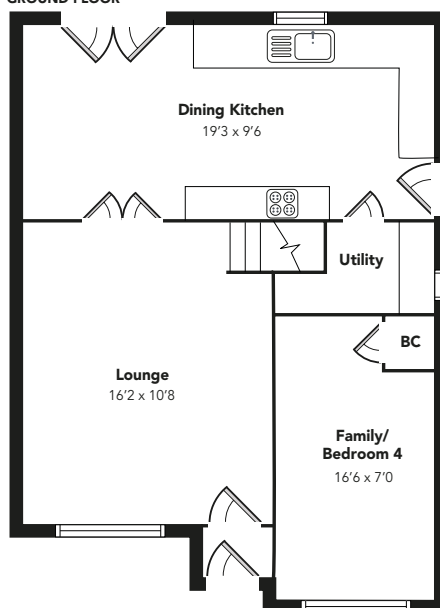
Office

Bridge of Weir

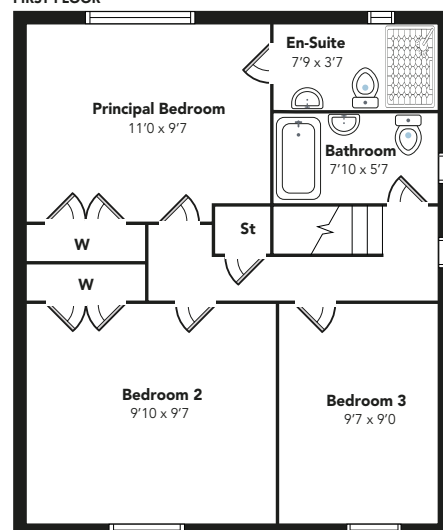
#### disclaimer

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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