



GARDEN STIRLING BURNET

44 BENN AVENUE,
PAISLEY, RENFREWSHIRE, PA1 1SY



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Nestled beside the iconic Coats Anchor Mill and set within a peaceful cul-de-sac in a highly sought-after modern development, this beautifully presented three-bedroom end-terraced townhouse offers stylish and versatile accommodation across three levels.



The ground floor comprises a welcoming entrance hallway, a convenient WC, a spacious third bedroom, an integral garage, and a separate utility room with direct access to the rear garden.

On the first floor, the bright and generously proportioned lounge offers an inviting space for both relaxation and dining, while the contemporary kitchen is finished to a high standard and features a large gas hob, ideal for those who enjoy cooking and entertaining.

The upper floor hosts two further bedrooms with built-in storage and a luxurious modern four-piece family bathroom.







“...Large contemporary family bathroom featuring a separate bath and spacious shower enclosure, perfect for modern family living...”

FEATURES

- Immaculately presented three-bedroom end-terraced townhouse
- Situated within a quiet sought-after cul-de-sac
- Flexible family accommodation arranged over three levels
- Spacious lounge with dedicated dining area
- Contemporary fitted kitchen
- Bright Primary bedroom with large storage cupboard
- Modern family bathroom and ground floor WC
- Versatile third bedroom on the ground floor
- Separate utility room with access to the rear garden
- Garage with electric door
- Private driveway providing off-street parking for two vehicles
- Solar panels
- Gas central heating and double glazing throughout
- Low-maintenance rear garden with decked patio area
- Ideal home for families and professional couples







“...To the rear, the property enjoys a private, low-maintenance garden with a patio area, ideal for entertaining, family gatherings or simply unwinding outdoors....”





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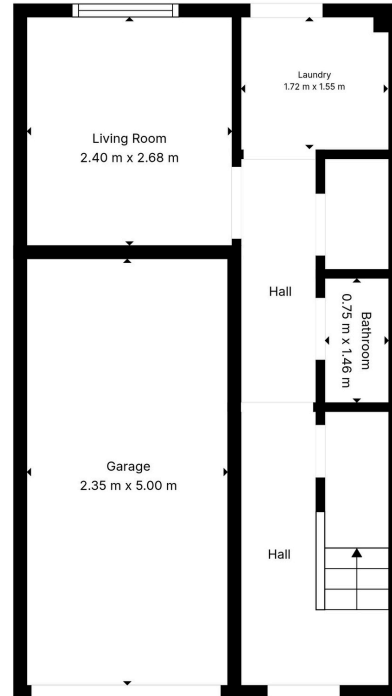
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

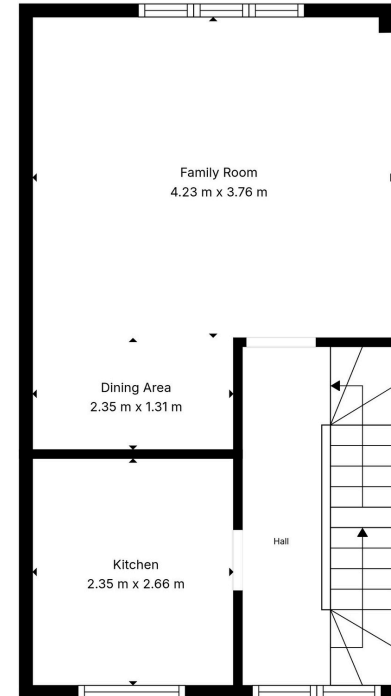
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



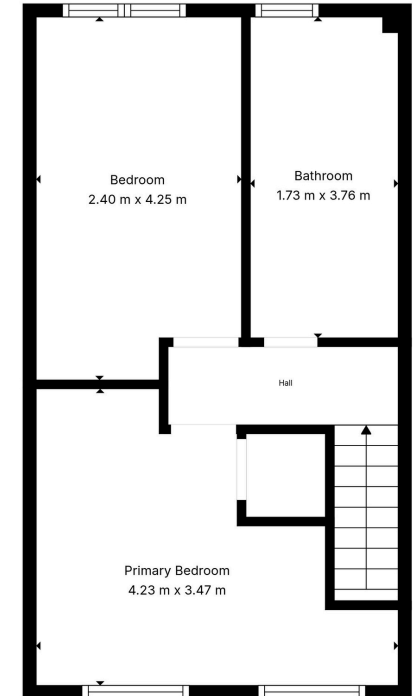
FLOORPLAN



1st Floor



2nd Floor



3rd Floor

Total: 86 m2

1st Floor: 20 M2, 2nd Floor: 33 M2, 3rd Floor: 33 m2
Excluded Areas: Garage: 12 M2, Walls: 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

