

# 34 Osprey Crescent

PAISLEY, RENFREWSHIRE, PA3 2QQ



*Stylish walk-in condition three-bedroom home with stunning open-plan kitchen and landscaped sun-trap garden*



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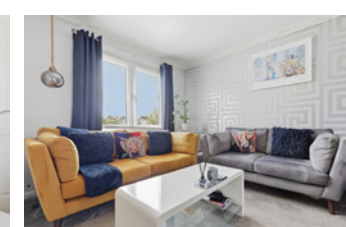


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Jonny Clifford with McEwan Fraser Legal is delighted to present this outstanding three-bedroom semi-detached home on Osprey Crescent, Paisley, offering a rare opportunity to acquire a property that has been maintained and presented to an exceptional standard throughout. Tastefully decorated in a modern yet timeless style, the property is a true credit to its current owners and is ready for immediate occupation with no further investment required.

# THE LIVING ROOM



On entering the home, you are welcomed into a bright and spacious entrance hallway, which sets the tone for the rest of the property. The generously proportioned living room is an impressive reception space, flooded with natural light and offering excellent flexibility for a range of furniture layouts. Whether used as a relaxed family lounge or a more formal entertaining space, it provides the perfect balance of comfort and versatility.

# THE KITCHEN/DINER



To the rear of the property lies the real heart of the home: a stunning open-plan kitchen and dining area. Designed with modern living in mind, the kitchen offers an excellent range of fitted units, ample worktop space and room for all necessary appliances, making it both stylish and highly functional. The dining area has been cleverly designed in an American diner-inspired theme, creating a unique and characterful space that is ideal for both everyday family meals and entertaining guests in style. The open-plan layout enhances the sense of space and flow, making this area particularly sociable and inviting.





Moving upstairs, the property continues to impress with three generously proportioned bedrooms. The upper level comprises two well-sized double bedrooms, both offering excellent space for freestanding furniture and storage solutions, along with a third single bedroom which would be perfectly suited as a child's room, home office, nursery or dressing room, depending on the needs of the purchaser. Each room has been finished in a tasteful and neutral style, allowing buyers to easily personalise the space. A modern family bathroom completes the upper accommodation, featuring a clean and contemporary finish with quality fittings and a practical layout suited to family living.

Further benefits include a floored loft space, providing valuable additional storage and potential for a variety of uses, subject to the necessary consents. This enhances the overall practicality of the home and adds to its appeal for growing families.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



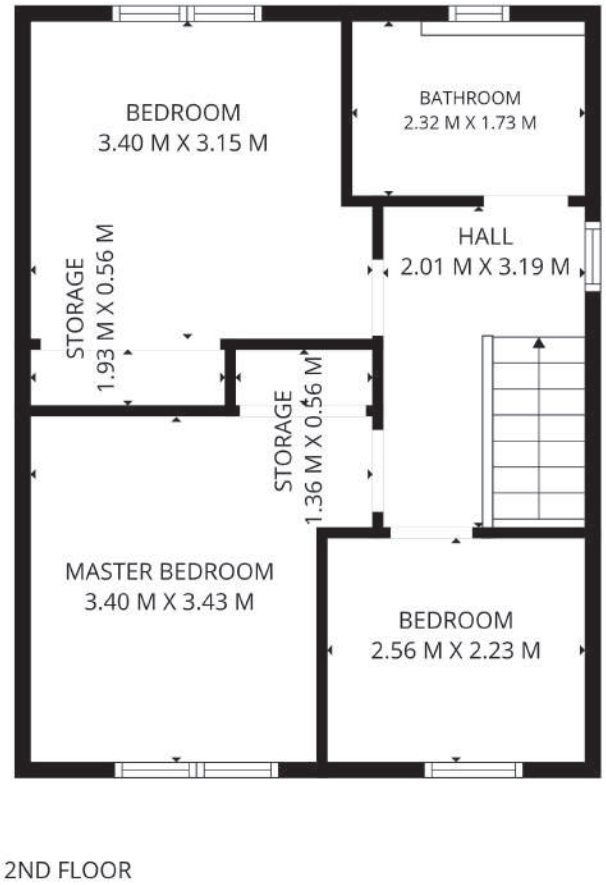
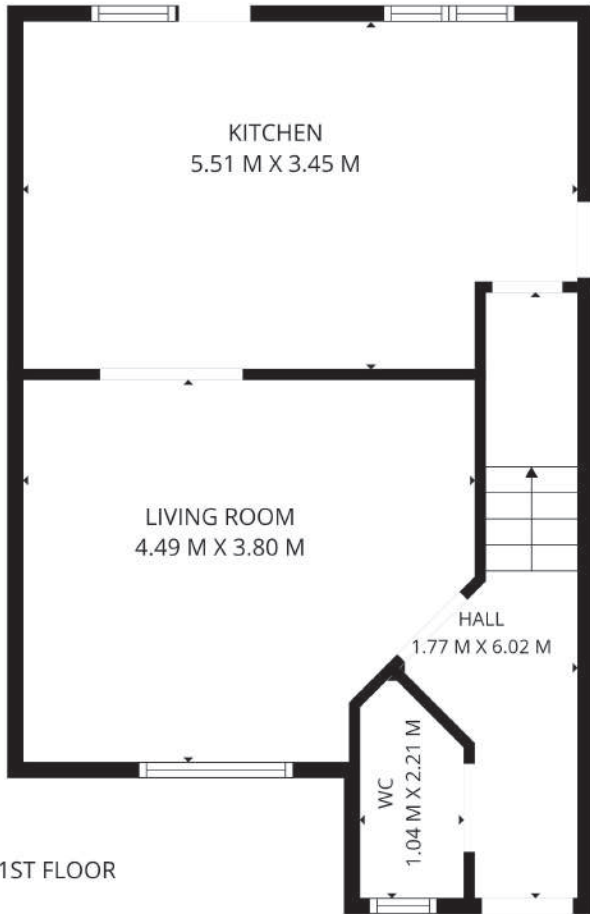
Externally, the property continues to excel. To the front, the home benefits from a neat and well-maintained appearance, while to the rear lies a superb landscaped garden designed with both relaxation and entertaining in mind. The garden features a generous stretch of lawn, ideal for children or pets, alongside a stylish decked seating area which enjoys excellent sun exposure throughout the day, making it a true sun trap during the warmer months. This space is perfectly suited for outdoor dining, summer barbecues and hosting family and friends.

Combining stylish interior presentation, versatile living accommodation and outstanding outdoor space, this impressive home on Osprey Crescent is ideally suited to a wide range of buyers, including young families, professionals and those looking to simply move straight in and enjoy. Early viewing is highly recommended to fully appreciate the quality, space and finish on offer.

# EXTERNALS



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The property is ideally situated within Paisley, one of Renfrewshire's most established and well-connected towns, offering an excellent balance of local amenities, green spaces and strong transport links. Paisley has seen significant regeneration in recent years and continues to grow in popularity with a wide range of buyers, from young professionals to families. The town benefits from a vibrant centre with an excellent selection of shops, cafes, restaurants and leisure facilities, alongside larger retail options at nearby retail parks. Paisley also offers a strong choice of schooling at both primary and secondary levels, making it a popular location for families.





For commuters, Paisley is exceptionally well placed, with regular rail services providing quick and easy access to Glasgow City Centre in under 15 minutes. The M8 motorway is also easily accessible, offering convenient connections to Glasgow Airport, the central belt and beyond.

In addition to its excellent connectivity, Paisley is rich in culture and heritage, home to historic landmarks such as Paisley Abbey and a number of museums and cultural venues. The surrounding area also benefits from a variety of parks and green spaces, providing plenty of opportunities for outdoor leisure and recreation.

Overall, Paisley offers an ideal combination of convenience, community and lifestyle, making it a highly desirable location for a wide range of purchasers.



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