

## 27 LOUNSDALE GROVE, PAISLEY. PA2 9LU.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO PRESENT TO THE MARKET THIS TRULY STUNNING 4 BEDROOM DETACHED VILLA SITUATED WITHIN A MUCH SOUGHT AFTER MODERN DEVELOPMENT IN PAISLEY. THIS HOME OFFERS EXCELLENT FAMILY SIZE ACCOMMODATION THROUGHOUT. INTERNALLY, THE PROPERTY IS IN GENUINE WALK-IN CONDITION COMPRISING OF ENTRANCE HALLWAY LEADING TO MODERN FITTED KITCHEN WITH AMPLE GREY STORAGE UNITS AND QUARTZ EFFECT WORK SURFACE AND SMART LED COUNTER LIGHTING; A RANGE OF INTEGRATED APPLIANCES ARE INCLUDED. THE DINING AREA HAS AMPLE SPACE FOR TABLE AND CHAIRS; HIGH GLOSS FLOOR TILES THROUGHOUT. FRONT FACING LOUNGE HAS BUILT-IN MEDIA WALL, CONCRETE EFFECT FLOOR TILES. LEADING THROUGH TO THE SITTING ROOM WHICH HAS SAME FLOORING AND GIVES ACCESS VIA BOTH FRENCH DOOR AND SLIDING PATIO DOORS TO REAR GARDEN. THE DOWNSTAIRS W.C. IS A STYLISH, MODERN 2 PIECE SUITE WITH CIRCULAR WASH HAND BASIN; HEATED TOWEL RAIL AND FULL WALL TILING. THE UPPER HALL HAS A GOOD SIZED STORAGE CUPBOARD AND GIVES ACCESS TO ALL 4 BEDROOMS AND FAMILY BATHROOM. MASTER BEDROOM HAS FEATURE WALL, CREAM CARPET AND BUILT-IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS; ACCESS TO EN-SUITE WITH ATTRACTIVE 2 PIECE SUITE; SHOWER CUBICLE WITH BOTH MIXER AND RAINFALL SHOWER UNIT; WALL AND FLOOR TILING. BEDROOMS 2 AND 3 BOTH HAVE BUILT-IN STORAGE CUPBOARD / WARDROBE; FOURTH BEDROOM GIVE ACCESS VIA STAIRCASE TO FLOORED LOFT WHICH IS PRESENTED AS A GYM. MODERN FAMILY BATHROOM HAS SPA BATH, W.C AND WASH HAND BASIN, QUALITY WALL AND FLOOR TILES. PROPERTY HAS FULL DOUBLE GLAZING AND GAS CENTRAL HEATING, MONO BLOCK DRIVE TO FRONT PROVIDING OFF STREET PARKING FOR MULTIPLE VEHICLES. THE REAR GARDEN IS SPLIT OVER 2 LEVELS. THE UPPER LEVEL OFFERS A LARGE DECKED AREA WITH HOT TUB AND SEATING, WHILST THE LOWER LEVEL IS ACCESSED VIA A GATE AND SMALL PRIVATE STAIRCASE TO AN AREA EQUIPPED FOR SUN LOUNGING, DINING AND BBQ. BOTH AREAS OFFER PRIVACY, ALLOWING YOU AND THE FAMILY THE PERFECT AREA TO RELAX AND UNWIND.

- STUNNING 4 BEDROOM DETACHED VILLA
- QUIET, RESIDENTIAL, SOUGHT AFTER LOCALE
- SPACIOUS, WELL MAINTAINED REAR GARDEN AND OUTDOOR
- WALK-IN CONDITION WITH QUALITY DECOR & FITTINGS THROUGHOUT
- EXTENDED DRIVEWAY PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**OFFERS OVER £315,000**

ENTRANCE HALL 8' 4" x 3' 8" (2.54m x 1.13m)

OPEN PLAN DINING KITCHEN 29' 8" x 8' 0" (9.03m x 2.44m)

KITCHEN

DINING AREA

LOUNGE 17' 4" x 11' 9" (5.28m x 3.58m)

SITTING ROOM 15' 9" x 11' 7" (4.81m x 3.54m)

W.C. 4' 4" x 2' 11" (1.31m x 0.88m)

MASTER BEDROOM 19' 0" x 9' 4" (5.78m x 2.84m)

EN-SUITE 6' 4" x 5' 6" (1.94m x 1.67m)

BEDROOM 2 12' 8" x 8' 9" (3.85m x 2.67m)

BEDROOM 4 6' 11" x 3' 11" (2.1m x 1.2m)

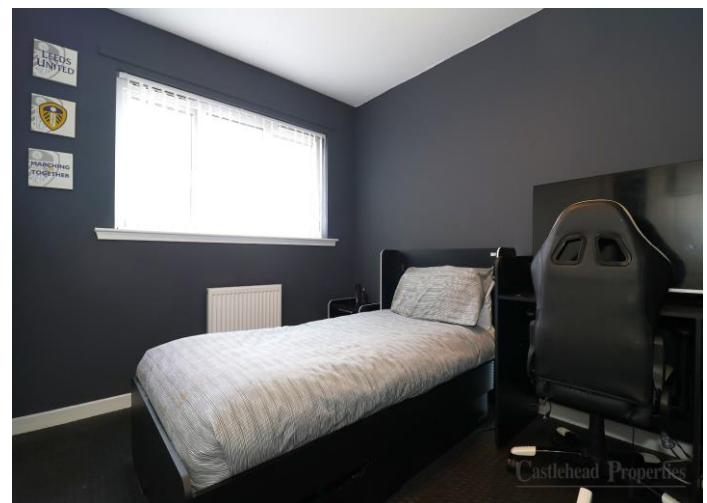
BEDROOM 3 9' 10" x 8' 9" (3.0m x 2.67m)

FAMILY BATHROOM 6' 11" x 6' 2" (2.11m x 1.88m)

FLOORED LOFT 20' 10" x 12' 5" (6.34m x 3.78m)

SPACIOUS GARDEN

DECKING AREA



GROUND FLOOR

1ST FLOOR



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Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Measurements should not be relied upon for the purchase of carpets, curtains, blinds, etc. and should not be used in conjunction with legal documents. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements are approximate.

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - Whilst we endeavor to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken at 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 endeavor to assist you in any way possible.



Castlehead Properties



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