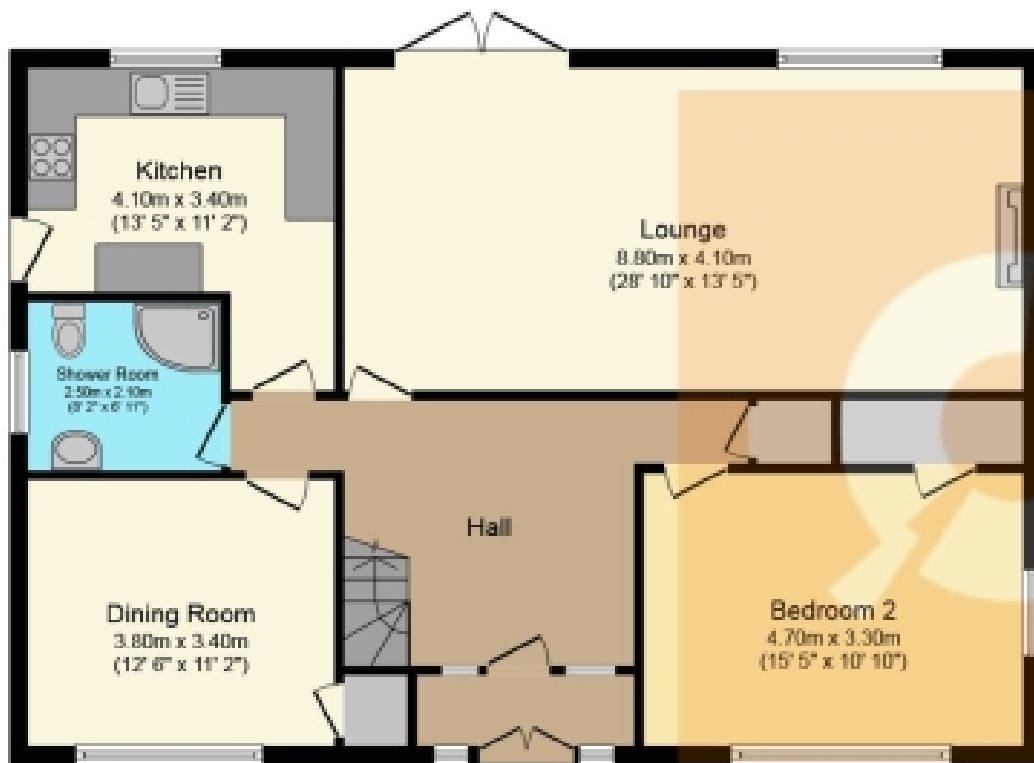




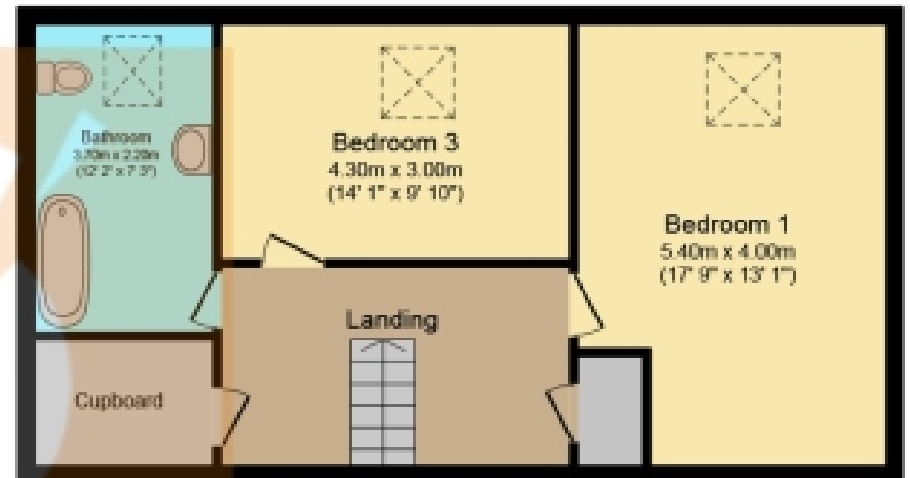
**38 Thornly Park Avenue**

**Offers Over £355,000**





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 38 Thornly Park Avenue. This remarkable detached family home is ideally located, set within one of Paisley's most sought-after addresses and close by to a host of local amenities.

Entrance to the grounds is via an extensive horseshoe shaped, gravel driveway which, coupled with the double garage, affords masses of parking options for several vehicles. The remainder of the front garden is beautifully manicured featuring a large section of lawn, decorative planting, and mature shrubbery.

Following through the welcoming reception hallway, we have the family lounge which is spectacularly spacious in size boasting impressive dimensions throughout. Large window and door formations stream the space with a stunning natural light, as well as providing direct access to the delightful rear gardens. The kitchen is well-appointed with an array of wall and base beech-effect storage cabinetry and contrasting granite effect countertops. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood and there is ample free-standing space for a washing machine, dishwasher, and fridge freezer.

A desirable second public room, currently utilised as a formal dining room, offers a vast amount of flexibility, and could easily be converted for uses such as a home office, playroom, additional bedroom, or however you see fit. The first of three generously proportioned bedrooms is found on the ground floor, which benefits from fantastic in-built storage options. Also found on the ground floor is the shower room, comprising of w.c, hand-wash basin, and walk-in shower enclosure.

A set of carpeted stairs leads way to the bright and airy first floor landing. Here the two remaining double bedrooms can be found, both featuring velux windows which flood the entire room with natural sunlight. Completing the internal accommodation is the family bathroom which comprises of a bathtub, w.c. and wash-hand-basin.

The true jewel of this property is the extensive rear garden. Vast green lawn areas are spread across three tiers and surrounded by timber fencing and large trees for ultimate privacy. Decorative shrubbery is aptly placed to create a truly picturesque surround and further patio areas create the perfect space for relaxing and entertaining in the summer sun. The property boasts a basement, providing additional storage for indoor/outdoor equipment.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools, and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre. We would highly recommend an early viewing as we have no doubt this property will be very popular. Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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