



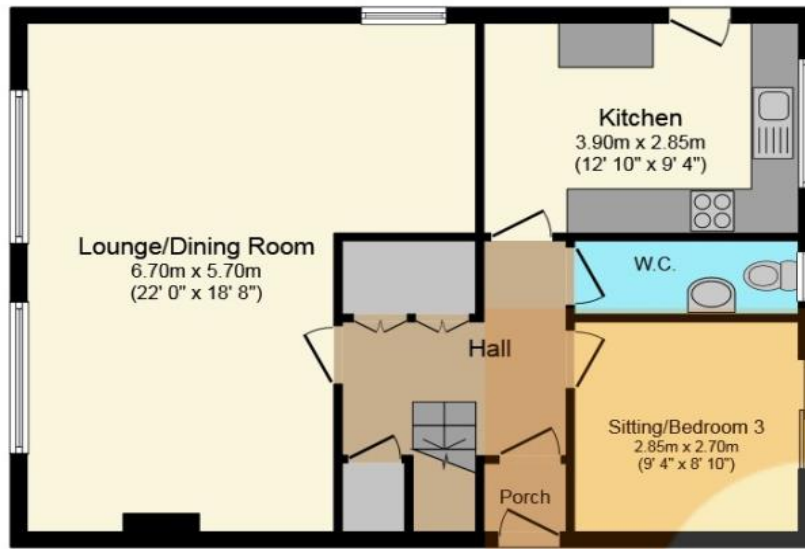
14 Acer Crescent, Paisley

Offers Over £279,000

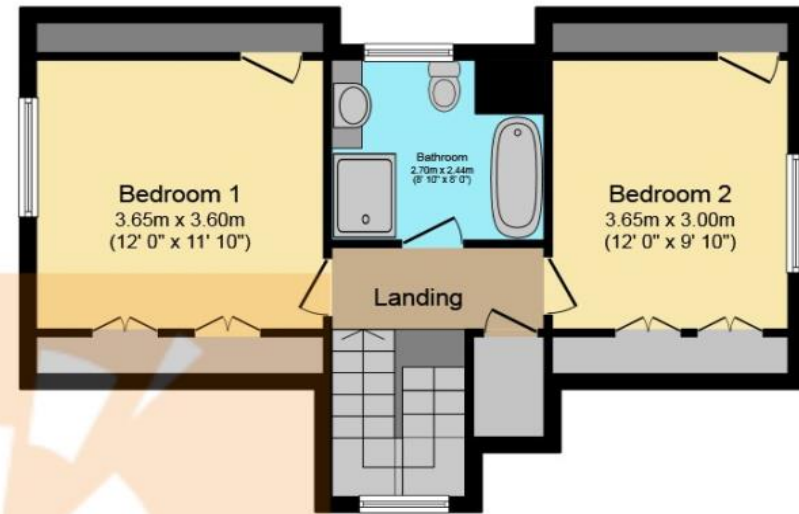




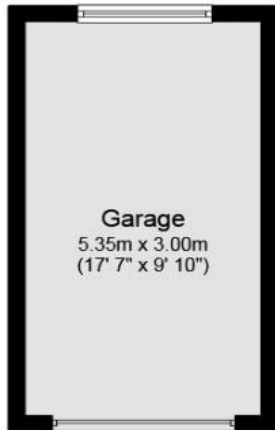




**Ground Floor**



**First Floor**



**Garage**

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

## THE PROPERTY

**\*\*FABULOUS 3 BEDROOM FAMILY HOME\*\*** Superbly spacious detached property located within one of Paisleys most desirable addresses. Boasting fantastic internal and external space, driveway, garage and delightful landscaped gardens. **\*\*HD VIDEO TOUR AVAILABLE\*\*** Please contact your Personal Estate Agents, The Property Boom Paisley, for much more information and a copy of the home report. **\*VIEW IN PERSON OR ONLINE\***

Welcome to No.14 Acer Crescent, located within the highly desirable "Auld Balgonie" estate and boasting rear facing views of prestigious Balgonie House. This amazing property is the perfect family home, ideally situated close to a host of local amenities, parks and excellent schooling options. Occupying a large plot, the property benefits from a multi-car driveway and detached garage with electrical connection. Beautifully maintained front and rear gardens lead to the entrance vestibule.

Upon entering the property it is immediately apparent the great size and scale of accommodation on offer. Wood-effect Amtico flooring runs seamlessly throughout the entrance hallway and Kitchen. A superbly spacious and elegant lounge is complimented by an abundance of natural sunlight streaming through the floor to ceiling windows with triple aspect formation. A truly impressive size which is fabulous for entertaining friends and family with a designated dining space which can comfortably seat 10.

The high-quality fitted kitchen features an array of rich wood-effect floor and wall mounted cabinetry, paired with granite-effect counter tops for a fabulously fashionable and efficient workspace. A selection of appliances including a 4-ring electric hob, oven, extractor hood, dishwasher and fridge-freezer which will all be included within the sale. With a colourful outlook and direct access to the generous back gardens.

A downstairs w.c. is conveniently located off the entrance hall, fully tiled from floor to ceiling with a tasteful mosaic border and elegant white sanitaryware within. Situated beside the kitchen is a versatile living space - perfect for a sitting room or third bedroom if required. Sliding doors allow direct access to the raised patio, perfect to enjoy a morning coffee in the summer sun.

The upper level accommodation is home to two sizeable double bedrooms as well as a generous 4-piece family bathroom. Both bedrooms boast wall to wall inbuilt wardrobes as well as further eaves storage within. Bedroom one is front facing of the property whilst bedroom two takes in the rear gardens and prestigious Balgonie House directly beyond.

The family bathroom has been upgraded in recent years with the stylish addition of Amtico flooring and low-maintenance contemporary wall panelling, both in warm neutral tones. A four-piece suite, complete with bathtub, separate walk-in shower cubicle, w.c and wash hand basin contained within a stylish vanity unit, providing further excellent storage space.

Typical of a family home the property has no shortage of storage areas throughout, with generous in-built spaces on both the lower and upper levels, perfect for the many requirements of a growing family! The rear garden has been immaculately maintained, built over three levels including a patio area, raised beds and drying lawn. Surrounded by a variety of mature shrubbery which provides a beautiful pop of colour as well as complete privacy.

**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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