



15 Helmsdale Drive, Paisley

Offers Over £185,000





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

## THE PROPERTY

A RARE OPPORTUNITY has arisen to purchase this incredibly well presented and substantial 5-bedroom, 2-bathroom family home which has been extensively refurbished with no expense spared, providing an abundance of stylish and versatile space.

Externally, the front garden is entirely low maintenance with a decorative rockery and Monoblock driveway providing off-street parking.

Upon entering the bright & airy entrance hall you quickly realise the size and scale of accommodation on offer and how deceptively spacious this home is. Originally a 3-Bedroom home the property has been extensively refurbished with the addition of a wraparound single storey extension, providing 2 further bedrooms, downstairs bathroom and a truly stunning open plan Lounge/Dining/Kitchen area with ultra-modern skylights and bi-fold doors leading to the manicured back gardens.

The high-specification Kitchen is central at the heart of the home, with a contemporary range of high-gloss wall and floor mounted units and contrasting worksurface, providing both a fashionable and efficient workspace. A host of integrated appliances include; 4-ring induction hob, Samsung oven/microwave combi, dishwasher and chrome sink with attractive dual head mixer tap and hose. With plentiful space for additional freestanding appliances as well as a built-in breakfast bar area. High quality marble effect floor tiling was specifically imported for this space and is both striking and ultra-modern.

The contemporary open-plan Lounge/Dining area flows from the Kitchen and bi-fold doors onto a spacious decking area are a real focal point. Twin recess skylights flood the entire space with natural light. The Lounge is decorated in warm neutral tones with fashionable brick effect wall coverings. Current owners have sectioned the space to provide a further dining area which is perfect for entertaining family and friends all year round.

The fully enclosed rear garden is beautifully landscaped over 3 levels, comprising of a large lawn, lower & raised decking area as well as a semi-enclosed BBQ/patio with ample space for alfresco dining, entertaining or simply relaxing with the family during the summer months. Surrounded by raised beds, fruit trees and array of decorative planting this is truly a delightful and private space with outstanding top deck views across Paisley.

The ground floor family bathroom is one of the recent refurbishments within the property. Fully tiled with a spacious corner bath, thermostatic waterfall shower, excellent vanity unit storage, stylish niche shelving, LED mirror and chrome fixtures and fittings throughout. Modern downlighting and integrated Bluetooth speakers finish the room perfectly and make for an ideal space to unwind after a busy day with the children.

Bedroom 1 & 5 are both located at ground floor level. Bedroom 1 is front facing of the property, superbly spacious and bright whilst Bedroom 5 is located off the Kitchen and is currently utilised as a Home Office/Playroom for the children.

The upper level accommodation is accessed via carpeted staircase with a timber frame banister leading to 3 further bedrooms and the second family bathroom.

Bedrooms 3 & 4 are both rear facing, overlooking the wonderful back gardens whilst Bedroom 2 is front facing with good weather views toward Ben Lomond.

Further storage is available within the attic space which is accessible from Bedroom 4 via fixed ladder, partial flooring and lighting has been fitted within.

Completing this wonderful home internally is the first floor family bathroom. Also upgraded in recent years the space is fully tiled in warm neutral tones and the three piece suite includes; jacuzzi bath with dual head waterfall shower, sink with vanity storage and w.c. In keeping with the other bathroom, chrome fixtures and fittings run throughout including a heated towel rail.

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70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)