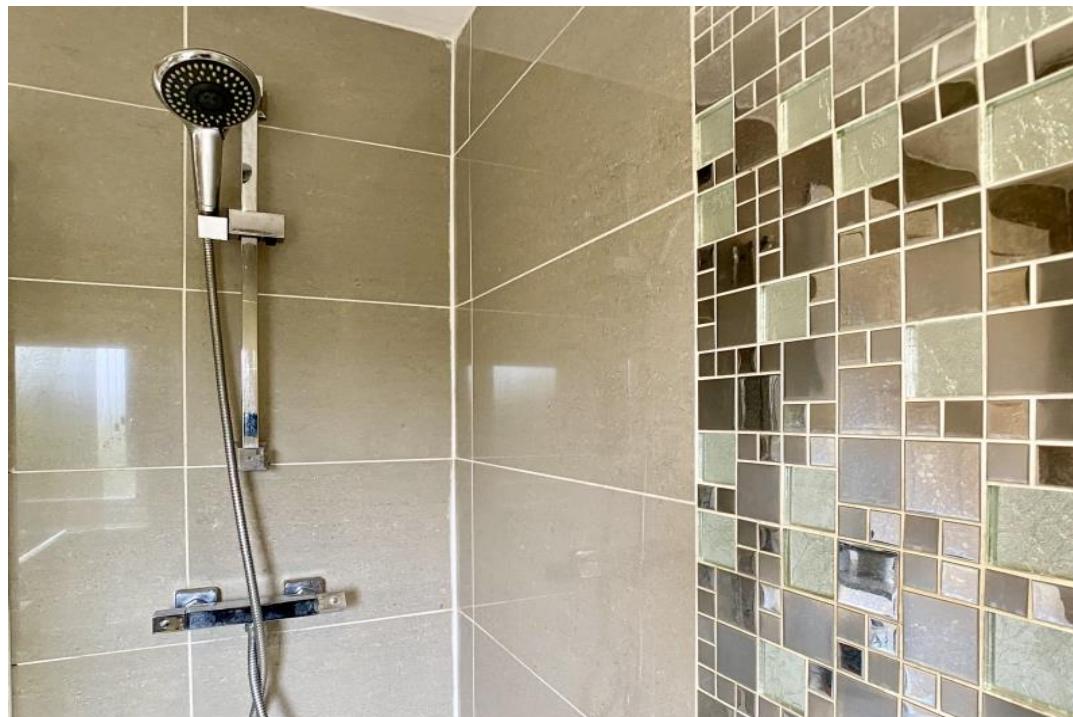
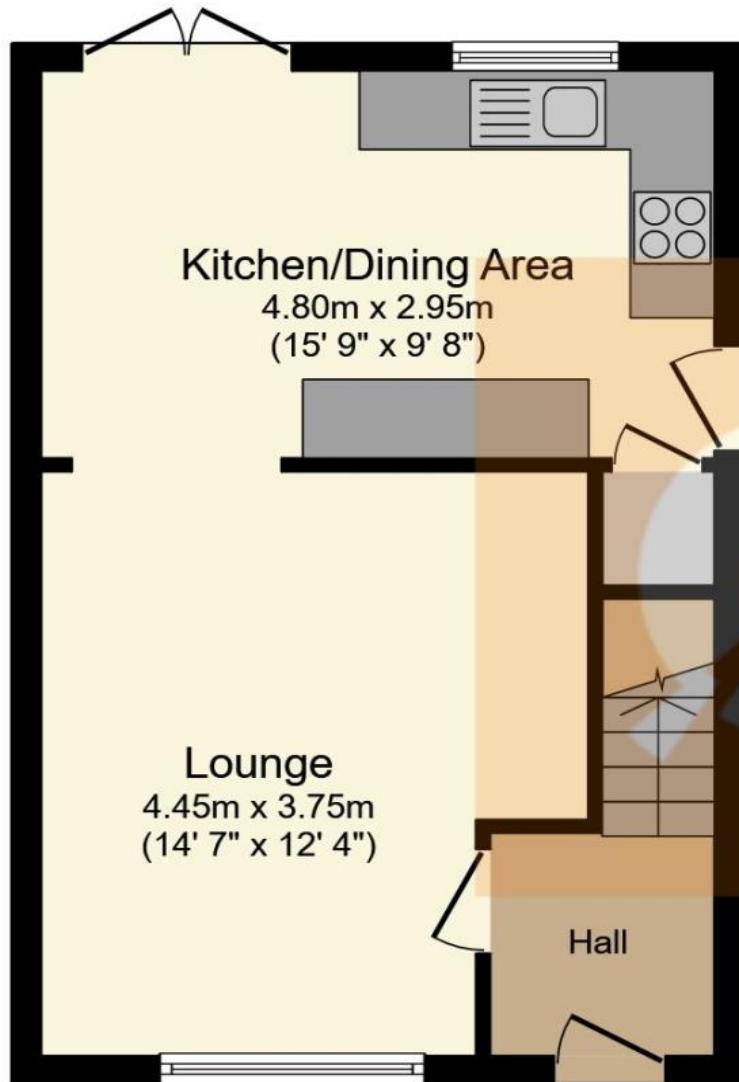




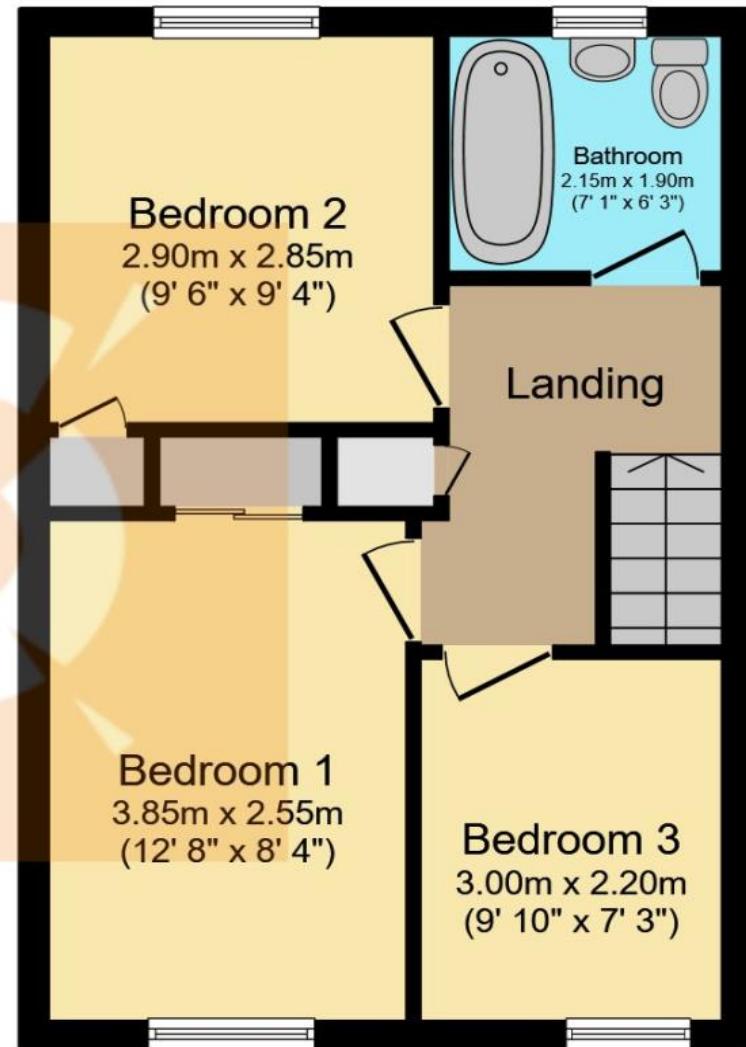
12 Braeview Avenue, Paisley

Offers Over £175,000





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.12 Braeview Avenue, located in a quiet leafy pocket at the foot of Glennifer Braes Country Park, this impeccably presented 3 bedroom family home is sure to impress the market with its ample living space and contemporary décor and finishings throughout.

Externally, the property has a Monoblock driveway providing off-street parking, allocated visitor spaces are also provided within the estate. The front garden is beautifully landscaped, with a large section of lawn enclosed by decorative shrubbery.

A bright & welcoming reception hallway leads directly to the family lounge. With a contemporary open-plan design, the lower level is superbly spacious and has been stylishly decorated with high quality carpeting and wallcoverings in modern neutral tones throughout.

With a dual aspect window formation, an abundance of natural light floods the entire space, whilst ultra-modern ceiling lighting creates a warm and cosy atmosphere.

An archway from the lounge flows directly on to the kitchen-dining area which is truly sensational and has been recently upgraded with no expense spared. The dining area comfortably seats six, with idyllic views to the landscaped back gardens and patio doors providing access for alfresco dining during the summer months.

The ultra-modern fitted kitchen has plentiful storage in the form of crisp white gloss base and wall mounted units with contrasting marble effect countertops and matching splashback, making for both a stylish and efficient workspace. A full complement of integrated appliances will also be included within the sale; oven with 4-ring gas hob and extractor hood, fridge-freezer, dishwasher and washing machine. There is also a useful full height storage cupboard, ideal for further large appliances.

The fully enclosed rear garden has a substantial lawn, upgraded to low-maintenance Astro grass, as well as a patio area and timber frame storage shed which will also be included within the sale.

A jazzy staircase, with top fitted carpets and LED feature spotighting leads to the upper level accommodation.

Bedrooms one and three are both front facing of the property, with the master benefitting from spacious in-built mirror wardrobes. Bedroom two overlooks the rear gardens and features its own storage cupboard as well as plentiful space for additional freestanding furniture items.

Completing the accommodation internally, is the highly fashionable and fully tiled 3-piece family bathroom. Comprising of w.c, wash hand basin and shower over bath, further complimented with a chic mosaic tile border. Chrome fixtures and fittings, including matching waterfall taps and heated towel rail complete the space perfectly.

This property further benefits from gas central heating and double glazing throughout providing the entire home with a lovely warmth all year round. The attic space is accessible via a pull-down ladder from the upper landing, this has also been upgraded and provides a generous floor space and excellent additional storage.

A highly-affordable private factor is in place within the development and ensures communal green spaces are well-maintained all year round.

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.

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