

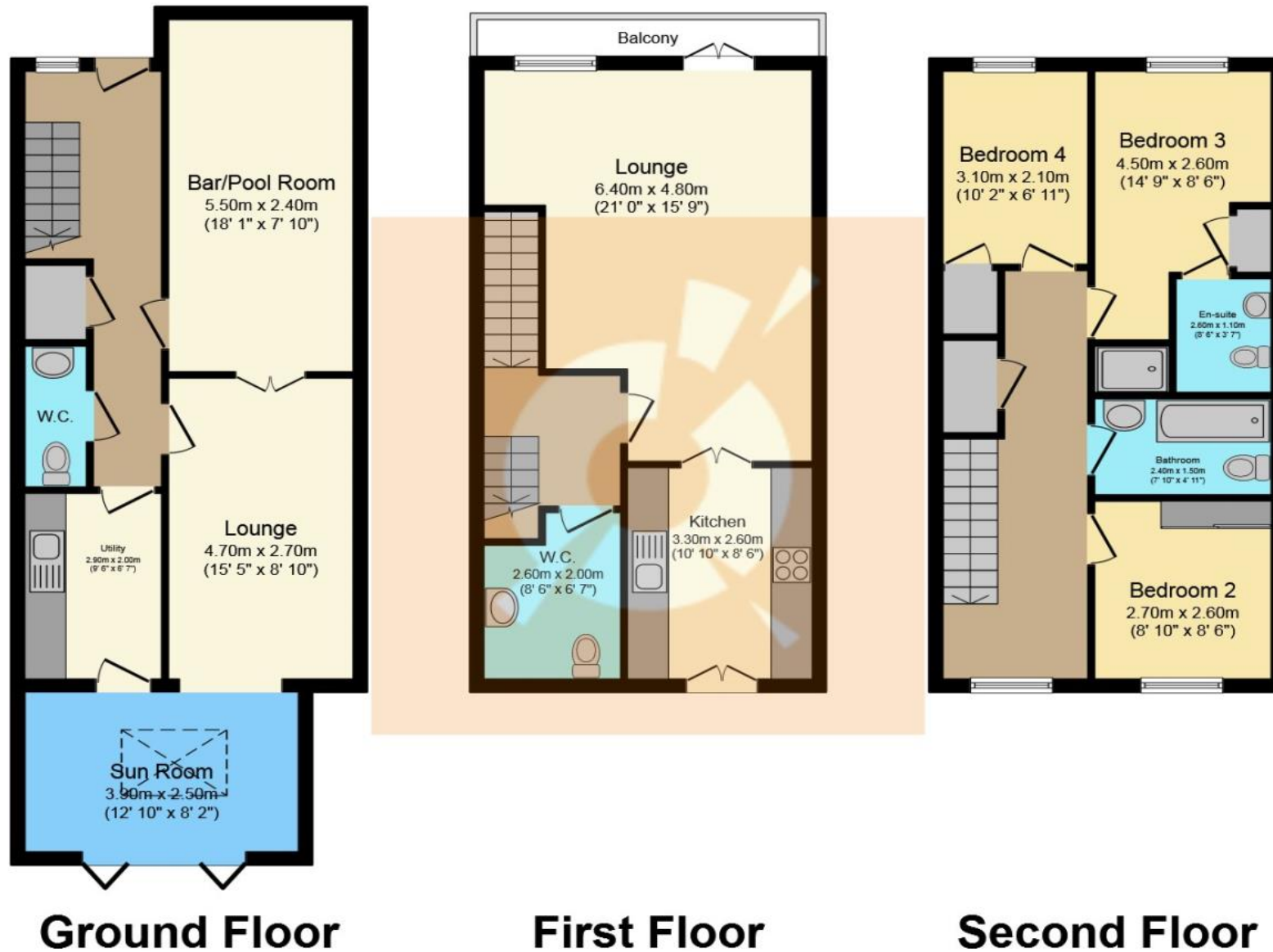


4 James McKechnie Avenue, Paisley

Offers Over £235,000







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

## THE PROPERTY

**VIEW IN PERSON OR ONLINE \*\*\*WOW FACTOR EXTENDED TOWNHOUSE\*\*\*** View in person or online with Boom's property video tour\*\*\*  
Exceptional high specification family home with bar, two public rooms and a FANTASTIC SUNROOM WITH BI-FOLDING DOORS.

If you have been looking for that special property, welcome to No. 4 James McKechnie Avenue. This exceptional home has been presented to the market in pristine condition and offers flexible accommodation over three levels. We have no doubt that you will be impressed by this fantastic family home. The property has been extensively upgraded and all planning and permissions for the upgrades and changes are in place.

The ground level boasts an amazing home bar which is adjacent to the first of two beautifully presented lounges. A sunroom with underfloor heating and bi-folding doors provides the perfect place to relax and unwind. Also located on the ground floor is a superb kitchen / utility room and stylish w.c. This layout would be ideal for a separate granny flat or teenager's accommodation. It is also perfectly set up by the current owners for socializing with family and friends. The first floor is awash with natural light coming from the floor to ceiling windows and patio doors which lead out to the delightful balcony. The lounge has been decorated in subtle neutral tones which adds to the feeling of bright airy spaciousness. The clever layout provides space for a home office and dining area. The well-appointed kitchen has numerous wall and floor mounted high sheen white units that provide excellent storage. Under cabinet task lighting and led floor lighting enhance the ultra-modern feel of the immaculate kitchen.

This fabulous accommodation currently comprises of three bedrooms, however with three public rooms, any of these could easily be converted to a fourth bedroom.

The current bedrooms are all complimented wonderfully with built-in storage solutions and have been tastefully decorated with warm, neutral tones and fitted carpets. The master bedroom further benefits from an en-suite shower room with a contemporary three-piece suite and partial wall tiling.

The luxurious three-piece family bathroom completes this outstanding accommodation internally. There is a shower-over-bath with glass screen, W.C. and wash-hand basin with chrome contemporary fixtures and fittings throughout.

The fully enclosed rear garden is a sheer delight, especially in summer months. There is sociable timber decking which makes for extremely easy maintenance and in addition offers the perfect spot for outdoor entertaining/dining alfresco. Timber fencing creates a child-friendly garden as well as providing lots of privacy.

The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services.

Viewing by appointment - 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. Thank you.

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. Viewing by appointment - 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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