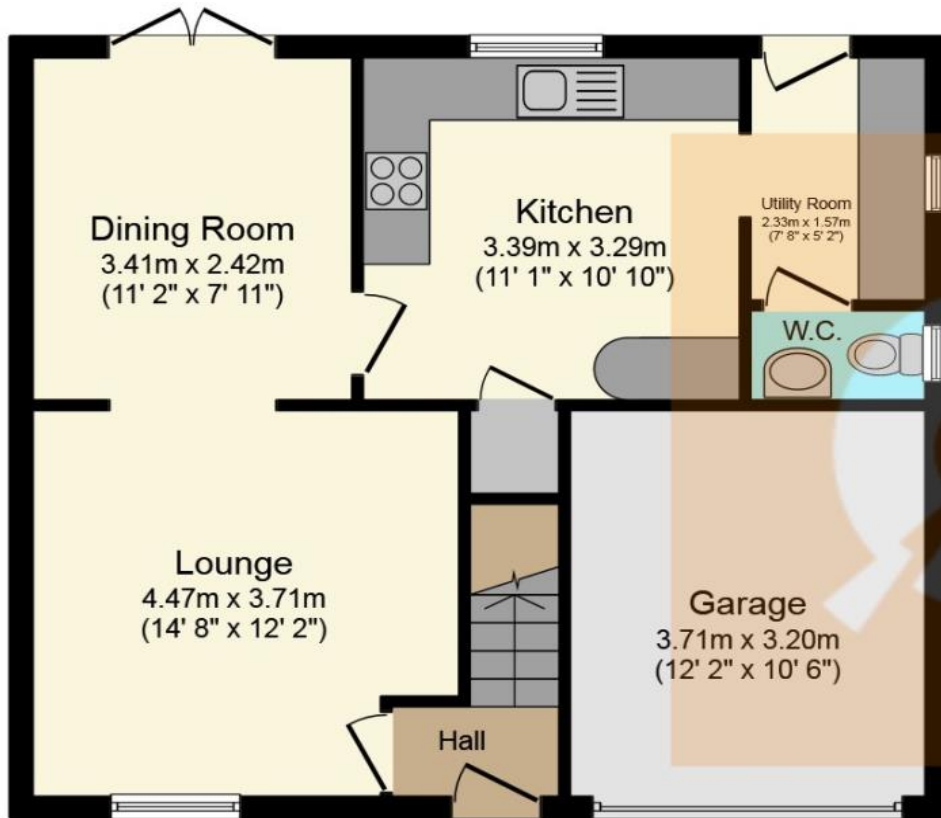




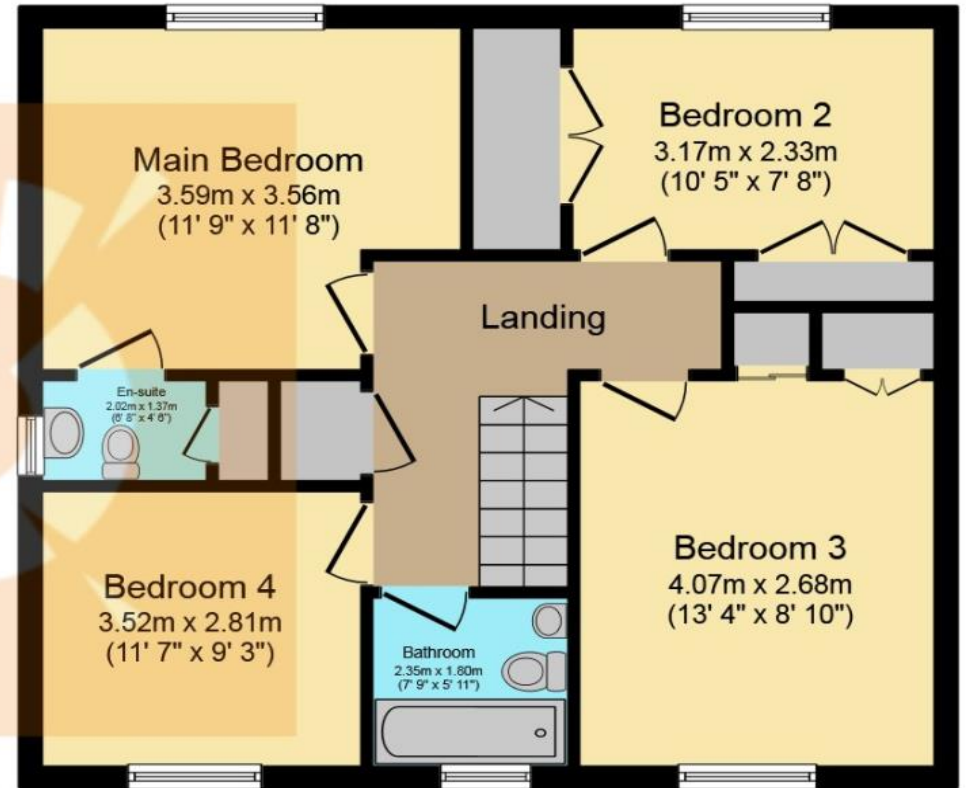
35 John Neilson Avenue, Paisley

Offers Over £255,000





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. 35 John Neilson Avenue and this incredibly well presented family home with 4 -bedrooms and 3-bathrooms, providing an abundance of stylish and versatile space.

The property has an extensive multi-car monobloc driveway leading to integral double garage providing additional storage space and ample parking for various vehicles.

First impressions are everything and that is certainly the case upon entering the pristine reception hallway with fresh neutral tones and warm wood effect flooring which leads seamlessly in the first instance to the lounge.

The luxurious family lounge with contemporary décor and dual-aspect window formations, infuse this entire space with natural sunlight and further enhance the feeling of bright airy spaciousness apparent when you first walk into this wonderful property. The Dining Room is ideally located open plan to the lounge and presents the perfect spot to sit down and appreciate a lovely home-cooked meal with family and friends.

The clever open-plan layout creates the ideal space for entertaining guests all year round with French doors in the dining area leading out to a raised sociable deck which is perfectly positioned for the sunlight, wonderful for outdoor entertainment/dining alfresco. The manicured rear garden is fully enclosed and is predominantly laid to lawn, making it a safe and secure environment for children and pets alike and further providing the perfect garden for enjoying outdoor family times.

At the heart of this family home is the real versatility of space provided by way of the modern kitchen/dining area with breakfast bar. The ultra-modern, high specification kitchen boasts an array of stylish floor and wall units with contrasting wood-effect surfaces, providing a fashionable and efficient workspace. High-quality integrated appliances include gas hob, oven, fridge, freezer, dishwasher and washing machine which will all be included in the sale, making this a fantastic purchase.

Quality flooring leads seamlessly through to the separate, well-appointed utility room providing further workspace as well as storage for large appliances.

To complete the ground level is the downstairs W.C. which is perfectly elegant in its simplicity.

The upper level of this fabulous family home can be accessed via a carpeted staircase with timber bannister. There are 4 generously proportioned double bedrooms which have all been immaculately and stylishly presented throughout. The master bedroom is a luxurious space with feature contemporary wall coverings and quality carpets and further benefits from a modern fully tiled, En-suite shower room. Bedrooms 2 and 3 boast excellent in-built storage options. The pristine family bathroom is strikingly spacious and has been stylishly decorated with contrasting wall and floor tiles. There is a three-piece bathroom suite to include bath with shower overhead, W.C. and wash-hand-basin within a sleek high-gloss vanity unit, super stylish fixtures and fittings include the chrome mixer tap and heated towel rail.

This wonderful accommodation offers a wealth of flexibility and many in the vicinity have taken the opportunity of converting the garage to a further room. The property benefits from double-glazing and gas central heating throughout, providing all rooms with a delightful warmth.

This fabulous family home and its attention to detail throughout is a real credit to the current owners and will no doubt be very popular therefore we would strongly advise early viewing to avoid missing out!

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. 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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