



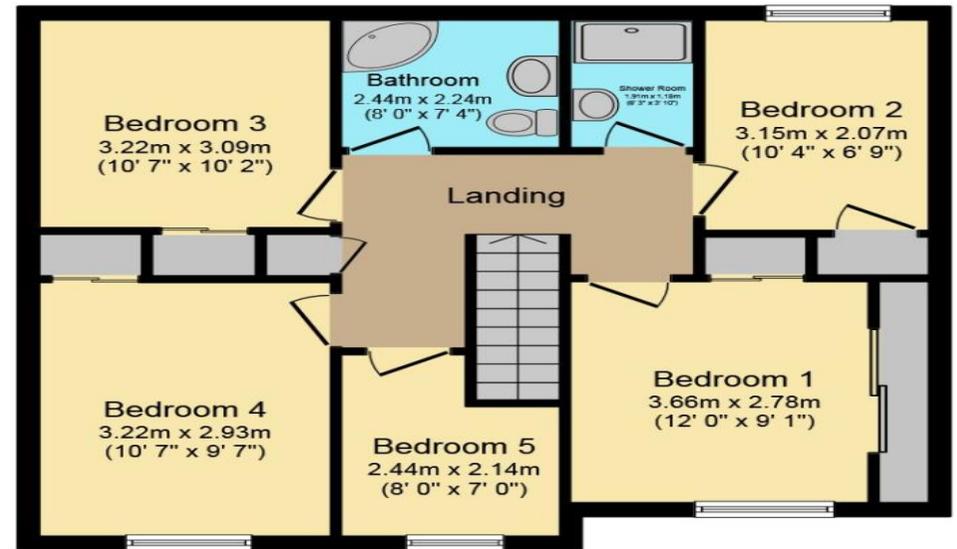
53 Lochore Avenue, Paisley

Offers Over £225,000





**Ground Floor**



**First Floor**

Total floor area 125.0 sq. m. (1,345 sq. ft.) approx

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

## THE PROPERTY

Welcome to No. 53 Lochore Avenue and this fabulous extended semi-detached family home. Occupying an enviable corner plot the property offers both a wealth of space indoors as well as substantial front and back gardens, perfect for growing families!

Lochore Avenue is located within one of Paisley's most contemporary and highly sought after private residential developments bustling with families, with fantastic fully-maintained green spaces and superbly located for an excellent range of local amenities.

Externally, the property occupies an enviable corner plot with lawn and mono block driveway providing ample off road parking for multiple vehicles. Access to the property is via a tasteful UPVC door leading you in the first instance to the welcoming entrance hallway and in turn to the well-appointed downstairs W.C.

The family lounge is a wonderful space with a large window formation providing excellent natural light, the staircase to the upper level is located within the lounge as well as useful storage cupboard underneath.

Off the lounge is the exceptionally spacious and ultra-modern kitchen with stylish French doors leading directly to the raised deck garden area. The Kitchen comprises of multiple oak effect wall and floor mounted units with a fashionable contrasting worksurface and countless storage options. A full range of integrated appliances are included within the sale; stainless-steel sink with chrome mixer tap, oven, hob and extractor hood, dishwasher and washing machine making this an excellent purchase for both first-time buyers and professionals alike.

A separate designated dining room provides the perfect place to enjoy a homecooked meal with family and friends, a second set of French doors leading to the raised deck allow for ideal alfresco dining or the perfect place to soak up the sun of a summers evening.

This wonderful property features a second sitting area which is generously proportioned and rich wood flooring coupled with a beautiful focal point fireplace makes for a cosy space to relax and unwind. The dual aspect with views to both front and back gardens keep the room bright & airy.

The extensive rear garden can be accessed via the kitchen or dining room and is fully enclosed, creating a safe and secure environment for children and pets alike. Easily maintained with a large area of decorative gravel leading to an outstanding raised deck, which spans the entire length of the property and perfectly positioned to make the most of sunny days. External storage is available in the Garden Shed which will also be included within the sale.

Access to the upper level of the property is via a carpeted staircase with white timber handrail and banister, leading you all 5 bedrooms, each with their own in-built storage solutions. Bedroom 1 (Master) having duplicate sets of mirrored wardrobes, ensuring the space is always clutter-free.

There is a substantial loft space which is accessible from the upper landing and provides further excellent storage.

During the expansion project to convert the property from a 3 to a 5 bedroom the current owners thoughtfully added an additional shower room which is perfectly positioned between Bedrooms 1 and 2.

The spacious family bathroom completes this wonderful accommodation internally with a three-piece suite to include large corner bath with shower overhead, w.c. and wash-hand-basin all of a traditional style in fresh neutral tones.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. 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 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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