



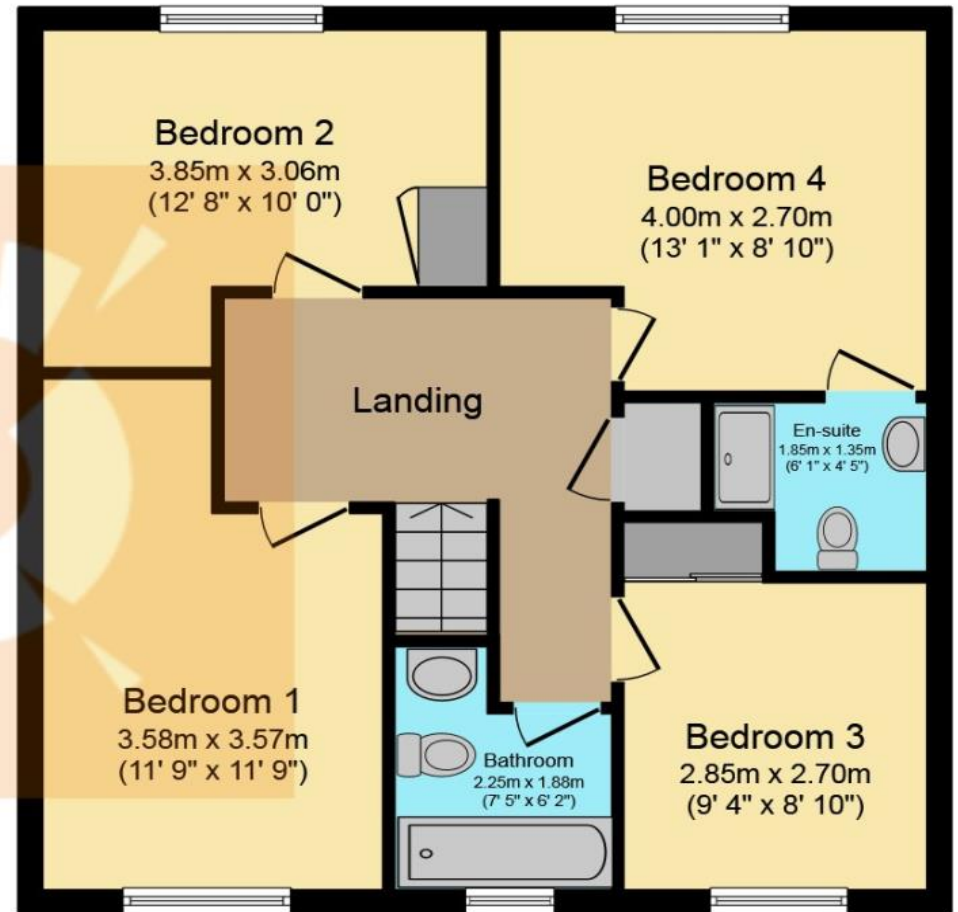
54 John Neilson Avenue, Paisley

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. 54. This is an excellent opportunity to acquire a stunning 4-bedroom detached family home situated the sought-after residential development of John Neilson Avenue. To the front, a driveway with a capacity for 2 cars, leads to an integral garage, providing ample off-road parking.

The entrance hallway is light and airy, and the quality of this home is evident immediately. The lounge area offers an open, bright room to relax in with dual-aspect window formations and a feature fire and surround. Aesthetic quality flooring flows seamlessly through to the Dining Room which easily houses a large dining table with 4 chairs. The clever open-plan layout is perfect for entertaining guests all year round.

Elegant French doors bring you out to the beautifully landscaped rear garden where you will find a sociable patio area and raised decking area, ideal for alfresco dining, entertaining or simply relaxing with family during the summer months. The garden is predominantly laid to lawn, requiring minimal upkeep and timber fencing ensures a child-friendly garden as well as providing lots of privacy.

The well-equipped modern kitchen provides ample wall and base mounted units in an oak finish which are complimented by contrasting granite worktops. Integrated appliances include a 4-ring gas hob with electric oven and extractor hood. Through from the kitchen there is a separate utility room which is a useful space, housing additional space for a washing machine and tumble dryer. To complete the ground level is the downstairs w.c. which is so elegant in its simplicity.

Climbing a carpeted staircase with white timber banister to the first floor, you will find four good sized bedrooms which have all been stylishly decorated throughout. The master bedroom boasts an ultra-modern, fully tiled en-suite shower room.

The immaculate family bathroom completes this fabulous accommodation internally with a shower-over-bath with glass screen, w.c. and wash-hand-basin which is contained within a tasteful vanity unit.

Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth. This property won't be available for long, an internal viewing is highly recommended to fully appreciate what is on offer.

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. 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. 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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