

Three/four bedroom detached villa formed over two levels

With quality fixtures and fittings throughout







7 Dryburgh Avenue

Paisley, Renfrewshire, PA2 9JB

Scan Here!

3 BED

2 BATH + WC

DRIVEWAY

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

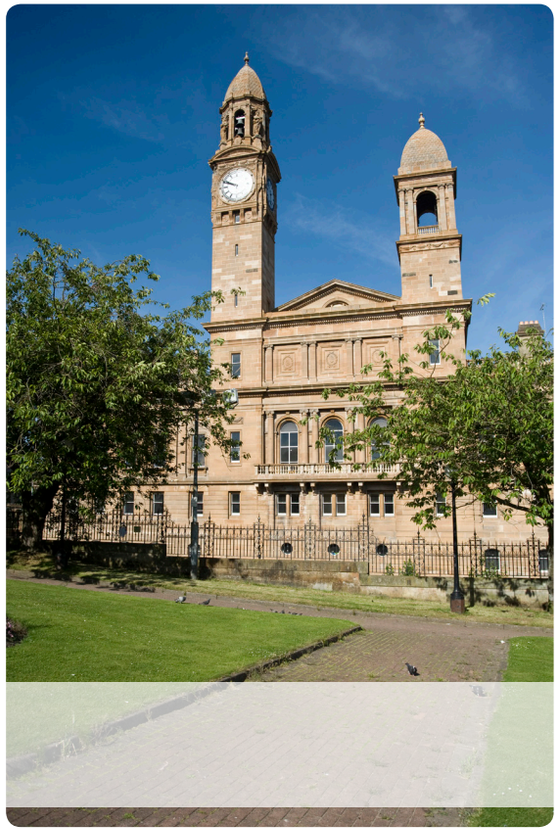
Part Exchange Available

7 Dryburgh Avenue

is positioned in a sought after area at the South end of Paisley. There is convenient access to the surrounding countryside areas, the Glennifer Braes Country Park is only a short walk away.

The property is also in the catchment for high quality local schooling as evidenced in Education Scotland Inspection reports, including Bushes Primary, Lochfield Primary and Glennifer High School. There are local supermarkets close by as well easy access to a wider range of shops at Silverburn and Braehead shopping centres.

Paisley is a University town with very good local facilities for sports, the arts, and entertainment. It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive for destinations further afield.





Paisley / Renfrewshire / PA2 9JB



Paisley Building / Area Paisley River / Canal Station / View over Paisley / Paisley Monument / Craigielea Park













Kitchen / Utility

Part Exchange available. We are delighted to bring to the market this striking 3/4 bedroom detached villa which would make an ideal home for a growing family. Inside this stunning property, you will find exceptional design and an inspired layout over two levels which provides light filled and spacious accommodation.

The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.This family home is finished to a high standard with oak finishings throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. The entrance vestibule leads to all apartments on this level - this sets the tone for the rest of this beautiful property. The immediately impressive formal lounge is flooded with natural light from the front facing windows and has a feature gas fire and surround as its focal point, a perfect place to relax after a hard day at work. The large kitchen/family room which boasts an interesting outlook to the rear garden from a set of patio doors, has been beautifully fitted to include quality floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a range of integrated appliances making this the ideal zone for an aspiring chef.

A further advantage is the utility room with further appliances. A separate dining room can also be found on this level and comes in handy for more formal dining with family and friends. This room can be used as bedroom 4 or alternatively, transformed to meet each individual purchaser's needs and requirements. A three piece showeroom completes the accommodation on this level. On the upper level you will find three well proportioned bedrooms with the masterbedroom having an impressive shower ensuite complimented with Porcelanosa tiles. All of the bedrooms are bright and spacious with a range of furniture configurations and space for additional free standing furniture if required. A family bathroom suite, again complimented with Porcelanosa tiles, completes the impressive accommodation internally. Externally, you will notice the house has been designed to make a strikingly beautiful visual statement. A driveway provides off-road parking for a number of vehicles to the side of the property. Great care and attention has been paid to the front and rear gardens with the rear garden being a suntrap in summer months.

Many an evening has been spent on the decking area enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





7 Dryburgh Avenue



Living / Family Room











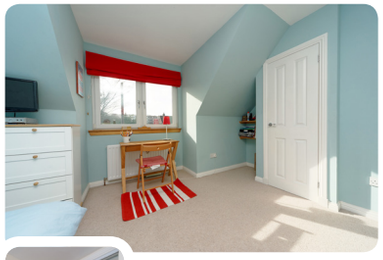




Dining Room













Bedrooms & Bathroom / En-Suite

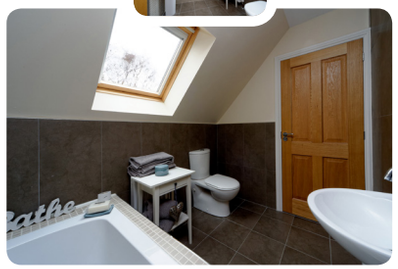




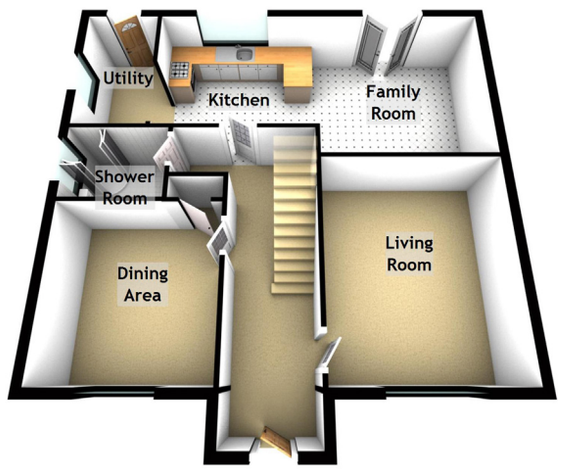


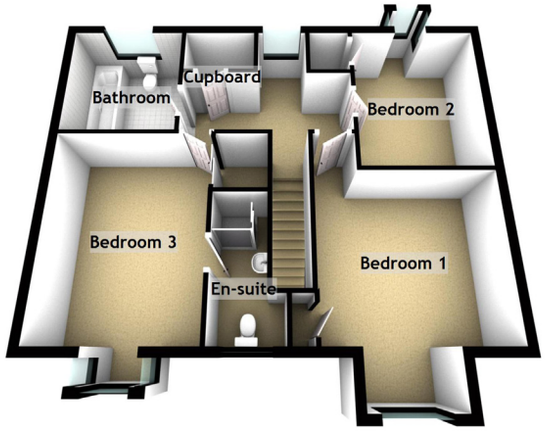






Specifications



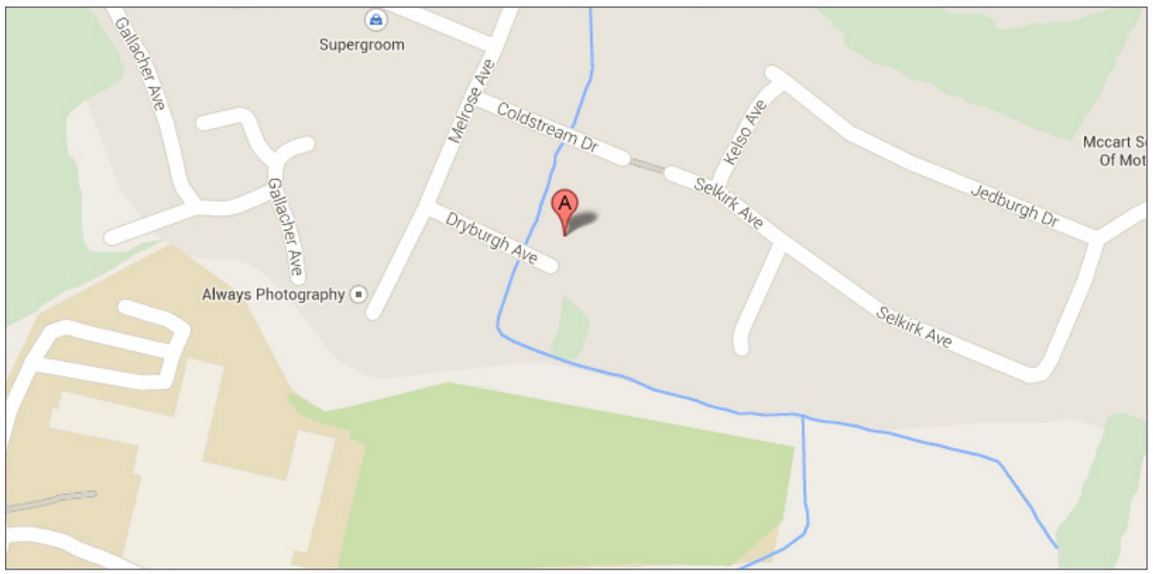


Approximate Dimensions
(Taken from the widest point)

Kitchen	7.30m (23'11") x 3.60m (11'10")	Bedroom 2	3.01m (9'10") x 2.61m (8'7")
Living Room	4.50m (14'9") x 3.70m (12'2")	Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Dining Area	3.50m (11'6") x 3.31m (10'10")	En-Suite	1.54m (5'1") x 1.13m (3'8")
Utility	2.90m (9'6") x 1.60m (5'3")	Bathroom	2.50m (8'2") x 1.93m (6'4")
Bedroom 1	3.61m (11'10") x 2.96m (9'9")	Shower Room	2.01m (7'6") x 1.60m (5'3")

Extras
(Included in the sale)

Carpets & floor coverings, light fixtures & fittings, curtains & blinds.











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Part Exchange

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Text and description
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