





McEwan Fraser Legal

Solicitors & Estate Agents

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8 Peacock Drive

PAISLEY, RENFREWSHIRE, PA2 9AT

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Peacock Drive is very well situated for accessing the town centre, primary and secondary schooling and the University of the West of Scotland. Local public transport links include the St. James railway station (five minutes walk), Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (seven miles to Glasgow) and Glasgow International Airport (two miles).

Nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. A short distance away, by car or public transport, shopping at Intu Braehead and sports pursuits, such as climbing and skiing at Soar can be found.

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you will find Paisley has a great mix of history and modern facilities.

















TUCKED *AWAY* IN *A* POPULAR POCKET OF *PAISLEY*

Fountain Park, City Centre, View from Paisley Golf Course, Paisley Monument, Church and Craigielea Park

8 PEACOCK DRIVE



Part Exchange available. We are delighted to offer to the market this four bedroom detached house, split over two levels offering excellent family accommodation. The property would be a great acquisition for a wide variety of potential buyers looking for their ideal home.

Entering the property through the hallway the formal lounge is pleasantly located to the front of the property and is flooded with natural light. The living room flows into the dining room with French doors leading out into the garden.

The modern fitted kitchen has a good range of floor and wall mounted units with a solid oak worktop, creating a fashionable and efficient workspace. Complete with a range of integrated Bosch appliances, a freestanding fridge freezer and plumbed space for washing machine. An added bonus is the WC, which completes the accommodation on this level.

First-floor accommodation comprises four bright and spacious well-proportioned bedrooms, each with a range of furniture configurations with room for additional free standing furniture if required.

Each bedroom could be transformed into a variety of accommodation such as study/office for those requiring working from home arrangements. The master bedroom also has the benefit of an ensuite with walk in shower.

The family bathroom is stylish, modern and finished to a very high standard with under floor heating as well as Porcelanosa tiles and mirror. The three-piece bathroom suite with overhead shower completes the accommodation on this level.

Externally the property has private front and rear gardens as well as a two car driveway with garage. The garden to the rear is fully enclosed and provides a safe environment for children and is a real suntrap in summer months.

Access to the rear garden is available from the French doors in the dining room. The large rear garden will be popular with friends and family when it is your turn to host the Barbeque.

The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective living environment all year round



LOUNGE















KITCHEN

MODERN FOUR BEDROOM DETACHED FAMILY HOME













"... STYLISH, MODERN AND FINISHED TO A VERY HIGH STANDARD WITH UNDER FLOOR HEATING ..."







FLOOR PLAN, DIMENSIONS & LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen	4.60m (15'1") x 2.60m (8'6")
Dining Room	2.70m (8'10") x 2.70m (8'10")
Master Bedroom	3.81m (12'6") x 2.90m (9'6")
En-suite	1.90m (6'3") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.50m (8'2")
Bedroom 4	3.00m (9'10") x 2.50m (8'2")
Bathroom	2.70m (8'10") x 1.90m (6'3")
Garage	5.20m (17'1") x 2.40m (7'10")
WC	1.30m (4'3") x 0.80m (2'7")

Gross internal floor area (m^2) - 99m^2

EPC Rating - C

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings and blinds.



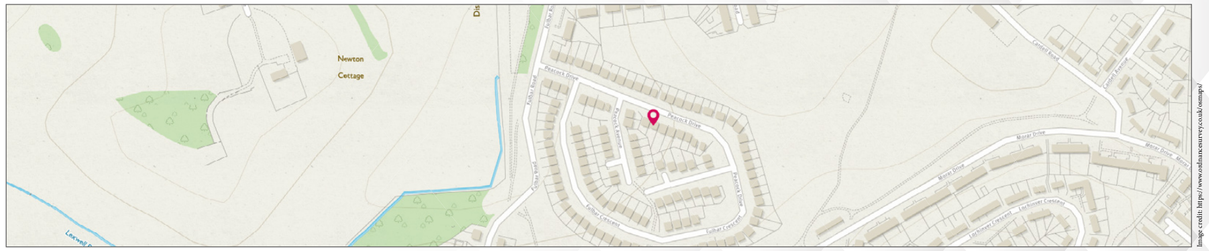


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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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