




Solicitors & Estate Agents
0141 404 5474

80 Osprey Road
PAISLEY, RENFREWSHIRE, PA3 2QH



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'll find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town

centre, primary and secondary schools, the University of the West of Scotland, local public transport links including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (only seven miles to Glasgow !) and Glasgow International Airport. Also, nearby is the Paisley Arts Centre, Paisley Art

Gallery and Museum and many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.

Shopping at Braehead Retail Park and sports pursuits, such as climbing and ski-ing at Soar, are only a short distance away by car or public transport.



PAISLEY BUILDING / CANAL STATION / PAISLEY MONUMENT / PAISLEY RIVER BUILDINGS



A STYLISH & IMPRESSIVE FOUR BEDROOM DETACHED VILLA //
FRESHLY RE-DECORATED TO A HIGH STANDARD SITUATED IN A QUIET CUL-DE-SAC



80 Osprey Road

If you have ever leafed through a trendy design magazine, you will know that there are certain houses that capture the imagination and make you read on. 80 Osprey Road in Paisley, is that such place both stylish and impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a very adaptable, four bedroom, detached villa, quietly positioned in a quiet cul-de-sac. The property sits on a deceptively spacious plot and still offers the very real possibility to further extend, add a conservatory or convert the garage (subject to obtaining the necessary consents). The property has recently been professionally re-decorated throughout and, although of modern design, this home offers spacious apartments similar to those found in traditional builds. In more detail the accommodation comprises: A welcoming hallway with a very handy cloakroom/wc and understairs storage cupboard. Immediately impressive formal and bright lounge, which has a range of furniture configurations, with a feature bay window to the front aspect, flooding the room with natural light.

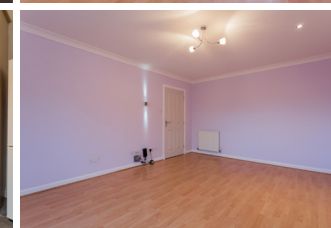
The kitchen/diner has been fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace, which extends into an ingenious breakfast bar. It further benefits from an integrated oven & grill, five burner hob, extractor hood and has space for a dishwasher and an upright fridge/freezer. There is ample space for a dining table for more informal gatherings and French doors open from here directly into the rear garden. The family/dining room is also located on the ground floor and is sure to be a popular feature with all members of the family. This room might also suit those requiring live/work arrangements. Patio doors open from here directly onto the feature area of decking in the rear garden.

The upper level comprises of four, well-proportioned bedrooms. The master benefiting from an en-suite shower room, fitted wardrobes and a Juliette balcony. The guest bedroom also has an en-suite shower-room and fitted wardrobes. The other bedrooms both have ample space for additional

freestanding furniture if required (bedroom 3 also has a storage cupboard). A partly-tiled bathroom suite can also be found on this level. Access to the loft can be gained from the landing.

The high specifications of this family home also include both double glazing and gas central heating to radiators for additional peace of mind and comfort. Under-floor heating is also available in both the hallway and kitchen/diner

There is a very spacious and private rear garden, which is fully enclosed and the decking has been designed with entertaining and families in mind, whilst enjoying the pleasant outlook. To the front of the property, there is a driveway providing off-road parking for two vehicles. This could be further extended or could allow for the erection of a detached garage (STPP). Access can be gained from the driveway into the single garage, which benefits from a utility area to the rear and has space for a washing machine. A personal door opens directly into the kitchen/diner.

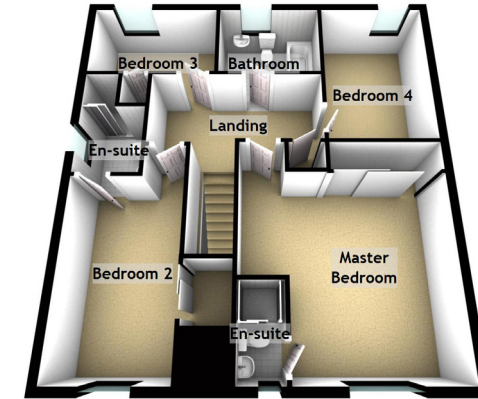
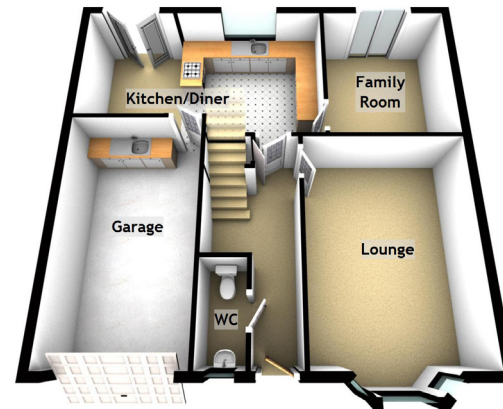




MASTER BEDROOM
&
EN-SUITE



SPECIFICATIONS & PROPERTY LOCATION

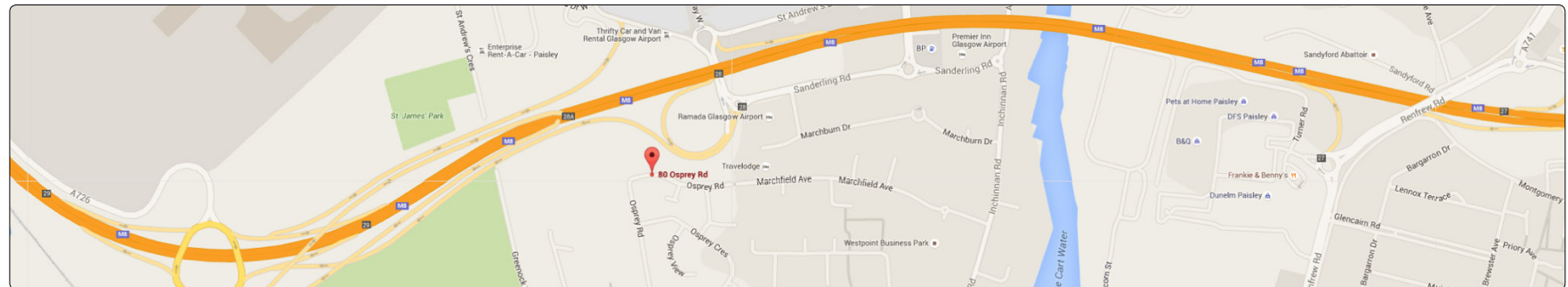
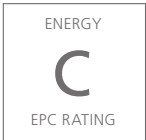


APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Family Room	3.30m (10'10") x 2.90m (9'6")
Kitchen/Diner	5.53m (18'2") x 3.30m (10'10")
Master Bedroom	4.60m (15'1") x 3.81m (12'6")
En-suite	2.12m (7') x 1.51m (4'11")
Bedroom 2	5.17m (17') x 2.62m (8'7")
En-suite	2.00m (6'7") x 1.60m (5'3")
Bedroom 3	3.10m (10'2") x 2.00m (6'7")
Bedroom 4	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.03m (6'8")
WC	2.10m (6'11") x 1.00m (3'3")
Garage	6.00m (19'8") x 2.60m (8'6")

GROSS INTERNAL FLOOR AREA (M²) - 127 M²






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DARREN LEE
 Regional Manager



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk