





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

132 Castle Gardens

PAISLEY | RENFREWSHIRE | PA2 9RD













132 Castle Gardens is positioned in a sought after area in a quiet area set at the North End of Paisley. There is convenient access to the surrounding countryside areas and the Glennifer Braes Country Park is only a short drive away. Paisley itself 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, Royal Alexandra Hospital, the University of the West of Scotland, local public transport links including railway links and bus station. Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead Retail Park and sports pursuits, such as climbing and ski-ing at Soar Braehead is a 12 minute drive away.

3 BED | 1 BATH | DRIVEWAY | ENERGY C EPC RATING

Beautifully presented three bedroom extended semi detached villa

Tucked away in a popular pocket of Paisley

Paisley

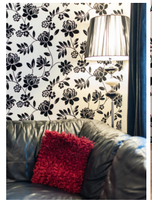
Renfrewshire | PA2 9RD



















Part Exchange available! We are delighted to introduce to the market this striking 3 bedroom semi 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. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. 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 immediately impressive formal lounge is flooded with natural light from the window to the front aspect and is the perfect place in which to unwind after a hard day. The breakfasting kitchen has been professionally fitted to include a quality range of modern floor and wall mounted units with a striking worktop, which provides a fashionable and efficient work-space. It comes complete with a host of integrated appliances and plumbed space for washing machine and free standing fridge freezer. An added bonus is the space provided for a table and chairs, this zone is popular with all members of the family when mum's breakfast is on the go. Access to the 'games room' is from this room which is versatile and can be transformed to meet each individual purchaser's needs and requirements, such as a more formal 'dining room', a 'family room', 'office' or a room simply for some 'me' time. On the upper level you will find three well proportioned bedrooms with the master bedroom having an impressive en-suite and also recces space provided for a 'study' area. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. An attractive three piece family bathroom with over head shower completes the impressive accommodation internally. Externally, there are well maintained front and rear gardens with a driveway to the side providing off-road parking. The rear garden is a real suntrap and many a summer's evening will be spent in this zone with family and friends. High specifications of this family home also include double glazing and gas central heating for a warm, yet cost effective way of living all year rounds.

132
Castle Gardens







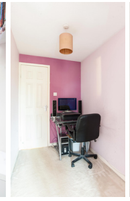










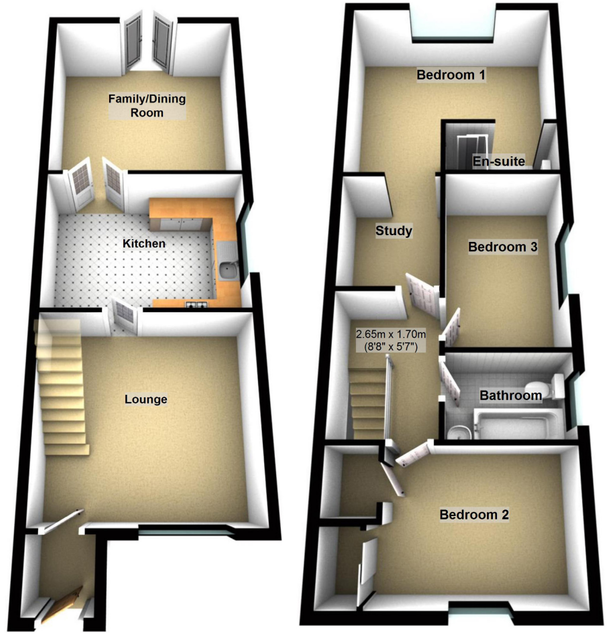






Bedrooms & Bathroom

Specifications



APPROXIMATE DIMENSIONS
(Taken from the widest point)

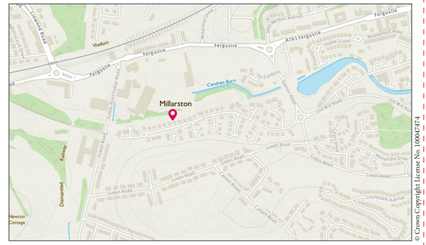
Lounge	4.20m (13'9") x 3.98m (13'1")
Kitchen	4.20m (13'9") x 3.09m (10'2")
Family/Dining Room	4.20m (13'9") x 4.18m (13'9")
Study	2.28m (7'6") x 1.60m (5'3")
Bedroom 1	6.71m (22') x 4.02m (13'2")
En-suite	2.44m (8') x 1.07m (3'6")
Bedroom 2	3.50m (11'6") x 2.48m (8'2")
Bedroom 3	3.18m (10'5") x 2.55m (8'4")
Bathroom	2.22m (7'3") x 1.35m (4'5")

GROSS INTERNAL FLOOR AREA (M^2)

96m^2

EXTRAS
(Included in the sale)

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



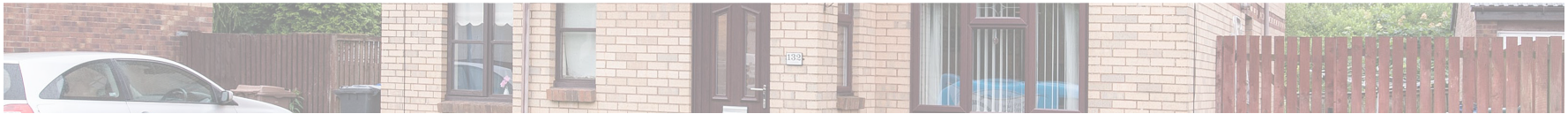
© Crown Copyright Licence No. 100047374











McEwan Fraser Legal

Solicitors & Estate Agents

Part Exchange Available

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



Text and description
DIANE KERR
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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