



Paisley

PA3 3FF

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.

Hillhead Crescent is very well situated for accessing the town centre. There are a variety of educational facilities such as primary, secondary schools, and the University of the West of Scotland. There are local public transport links including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway and Glasgow International Airport.

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 and sports facilities, such as climbing and skiing at Soar are only a short distance away by car or public transport.



4 Hillhead Crescent

PAISLEY, PA3 3FF

McEwan Fraser Legal are delighted to introduce to the market this superb three bedroom detached villa which offers fantastic and flexible accommodation formed over two levels and would make a wonderful family home. The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway gives access to apartments on this level. An impressive lounge is flooded with natural light from the window to the front aspect whilst offering a pleasant outlook. The breakfasting kitchen has a range of modern floor and wall mounted units with a striking worktop creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances. A useful utility room is accessed via the kitchen. The crisp and contemporary styling continues onto the first-floor level where you will find three bright and airy bedrooms with the master bedroom being further complimented with an en-suite. All bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A family bathroom completes the impressive accommodation internally.

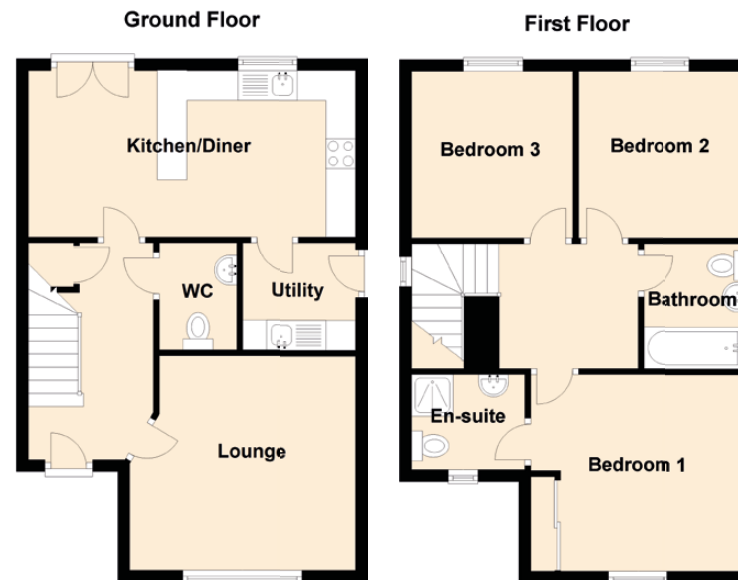
Externally, there are private front and rear gardens. To the front, there is a driveway providing off-street parking. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet. The high specifications of this family home, also include double glazing and gas central heating for additional comfort.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	3.80m (12'6") x 3.60m (11'10")
Kitchen/Diner	5.50m (18'1") x 2.80m (9'2")
Utility	1.90m (6'3") x 1.80m (5'11")
WC	1.80m (5'11") x 1.30m (4'3")

First floor

Bedroom 1	3.60m (11'10") x 3.30m (10'10")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	2.80m (9'2") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 89m² | EPC Rating: C

Extras (Included in the Sale) : Carpets, floor coverings, light fixtures, fittings and blinds.

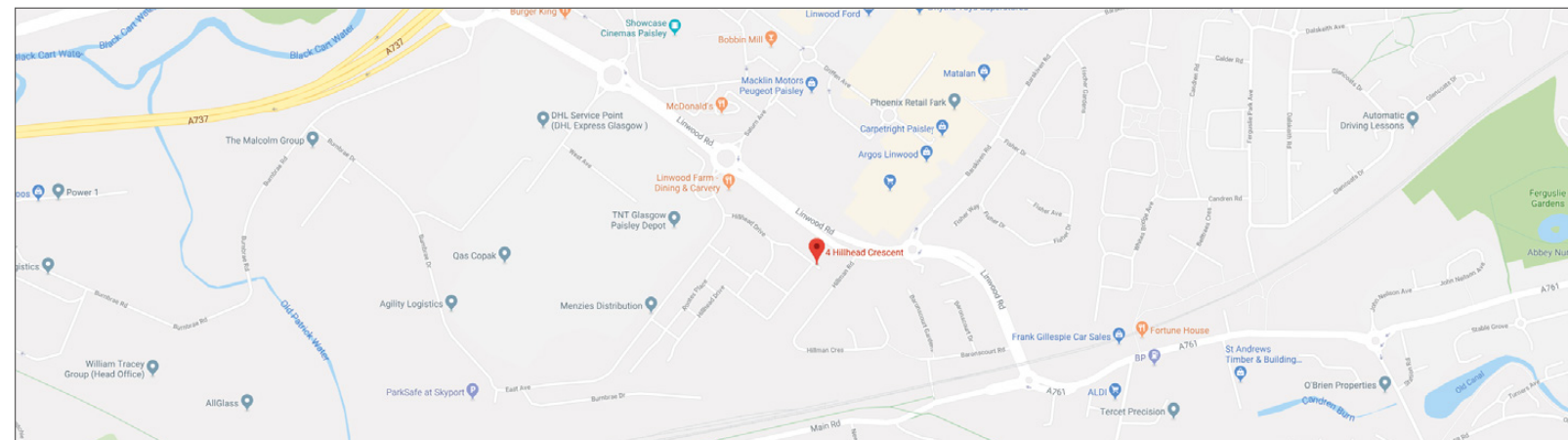


Image credit: <https://www.google.com/maps>



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