



FLAT 7, 14 SOUTH AVENUE
PAISLEY

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A truly unique three bedroom flat spanning over 2000sqft with private south facing balcony in one of Paisleys most sought after addresses.

'The Penthouse' at number 14 South Avenue is an extraordinary property which covers the entire top floor of this exclusive modern development on the preferred side of South Avenue in Paisleys desirable Thornly Park area. The property was built by an independent builder in 2001 and is one of seven within the building. 'The Penthouse' is the largest within the development spanning over 2000sqft in accommodation, boasting very large rooms, an abundance of storage cupboards and benefits from its own, private, South facing balcony which provides views over the manicured gardens. The property has been meticulously maintained by the current owner and is presented to market in excellent order throughout. The property benefits from modern double glazing, gas fired central heating, video secure entry system and its own, large garage and storeroom.

A sweeping driveway leads from the road and around the building to the rear where the majority of manicured gardens are found and allocated, and visitors parking is available in abundance. The garage which is private to this property is found there too and is accessed via a remote control.

There is access into the building from the front and rear where the secure door entry system grants entry into the residents' hallway. This property is located on the top (third) floor and has its own entrance vestibule leading into a grand reception hallway thereafter. The impressive lounge spans over 27ft in depth, bathed in light from multiple Velux windows and has French doors leading out onto the private, South facing balcony. There is a fitted kitchen boasting a range of timber fronted storage units, quality integral AEG appliances and space for dining furniture. There are three large double bedrooms which all benefit from built in wardrobe storage. The principal bedroom has a dressing area and access to its own ensuite shower room. Completing the accommodation is the bathroom which is also beautifully tiled and contains a corner positioned bath with shower above, WC and dual wash hand basin.





The historic town of Paisley has an excellent range of shopping, sporting facilities, transport links and the impressive Paisley Abbey. Regular mainline railway services to Glasgow City Centre and the Clyde coast. Connections to Glasgow International Airport and the M8 motorway. Paisley is home to the University of The West of Scotland and has established schooling in the local area. Gleniffer Braes has a variety of walks, Paisley Golf Club, and stunning views toward the Campsie Hills.

BW2309 | Sat Nav: 14 South Avenue, Paisley PA2 7SP

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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