



9B ARDGOWAN STREET
PAISLEY

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A beautifully presented three bedroom main door conversion with private enclosed gardens and parking in Paisley.

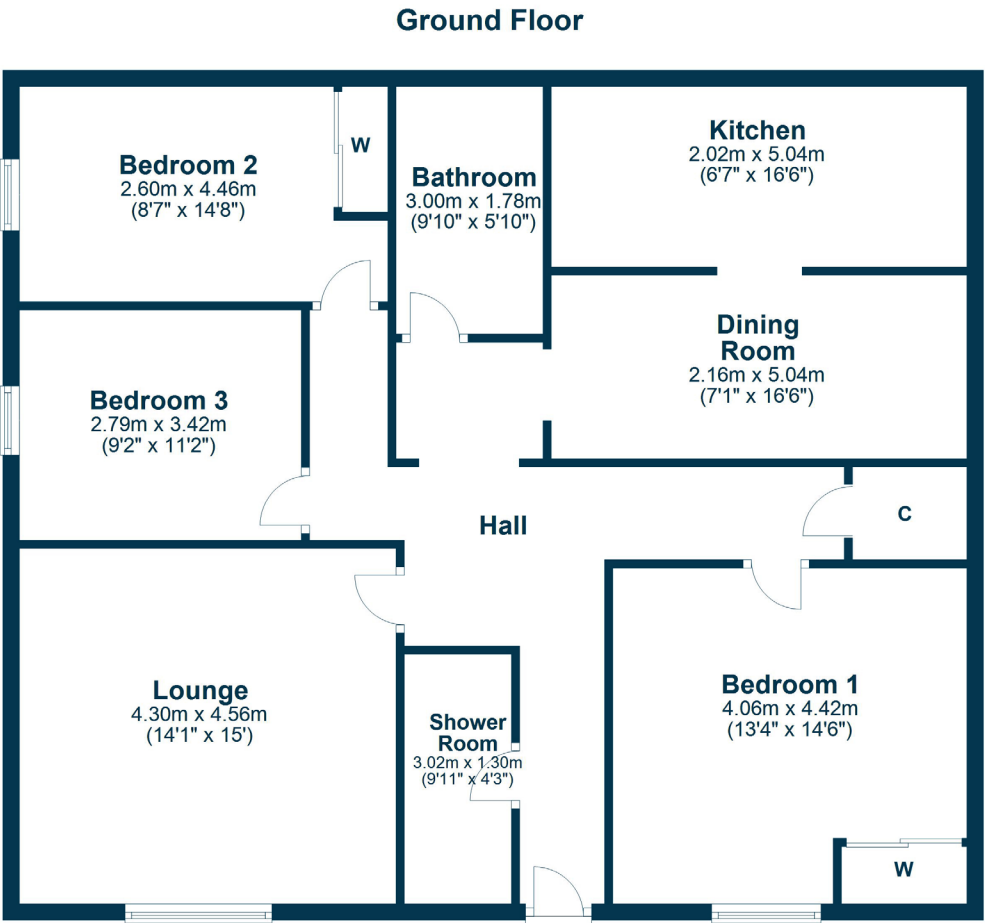
9B Ardgowan Street is an effortlessly charming conversion forming the garden level of this traditional detached villa. The property, which is accessed by its own main door at the rear of the villa, offers very spacious and highly flexible accommodation across four principal apartments with a semi open plan kitchen to dining room, a bathroom and a shower room, and is accompanied by private and enclosed gardens. The property is presented very well throughout with stylish decor and benefits further from a recently upgraded boiler (2023) and modern double glazing throughout.

The property is accompanied by a stone chip driveway leading to a parking area allowing ample private parking for multiple vehicles as well as a large, detached garage. There is a generous private garden that comes with the property, which is fully enclosed and has a central lawn, a large patio, a private seating area, a timber shed and a greenhouse.

The internal accommodation comprises an entrance hallway lined with hardwood flooring which extends throughout the majority of the property. There is a broad lounge with multifuel stove at the focal point of the room and a window overlooking the private gardens. The well-appointed dining room which is semi open plan to the kitchen, which boasts a range of fitted storage units, contrasting worktop and ample space for free standing appliances. There are three sizeable double bedrooms, two of which benefit from fitted mirrored wardrobes. There is a fully tiled family bathroom with three piece suite with an electric shower over the bath, and a separate shower room.

The specification of the property includes modern double glazing throughout, gas fired central heating and a private, detached garage within the gardens.





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.

BW2357 | Sat Nav: 9B Ardgowan Street, Paisley, PA2 6SX

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



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