



53 ESPEDAIR STREET
PAISLEY

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3 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

A beautifully presented modern three bedroom home positioned within an exclusive cul-de-sac development within the heart of the town of Paisley.

An attractive, modern semi-detached home positioned in a small residential cul-de-sac off Espedair Street in the centre of the historic town of Paisley. This peaceful location is only a short walk from numerous local shops and facilities on Neilston Road and convenient for walking to Canal Street Railway Station.

The interior of this home is well presented with modern neutral décor and a high standard of internal fitment and finish. There is a good quality fitted kitchen with integral appliances, and the kitchen has ample room for a dining table. The lounge features double glazed windows and French doors to the rear gardens. There is modern sanitary wear within the ensuite shower room, family bathroom and cloakroom WC. The specification of the home includes a gas fired central heating system which is supplemented by solar panels and double glazing to the external windows.

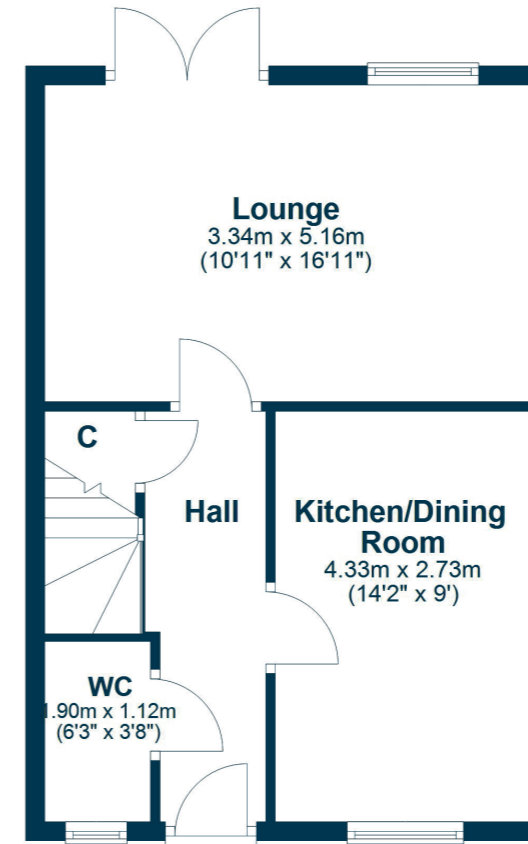
The accommodation comprises of a central reception hallway with a wc and a stair to the upper floor with storage below. The stunning lounge is a spacious room which has twin French doors and window formation overlooking the rear gardens. There is a dining sized kitchen with modern fitted kitchen furniture and appliances. On the upper floor a central hallway has a store cupboard and entry to the principal bedroom with an ensuite shower room. There are two further bedrooms and a family bathroom. The attic provides additional storage.

The home is set in a small cul-de-sac development with allocated parking with this property benefiting from two individual spaces. There is a path to the front door and access along the gable with a gate to the enclosed rear garden. This attractive area is level and enclosed by fencing with a patio and terrace, a lawn area to the centre and an area of timber decking ideal for outside dining to the rear of the garden.

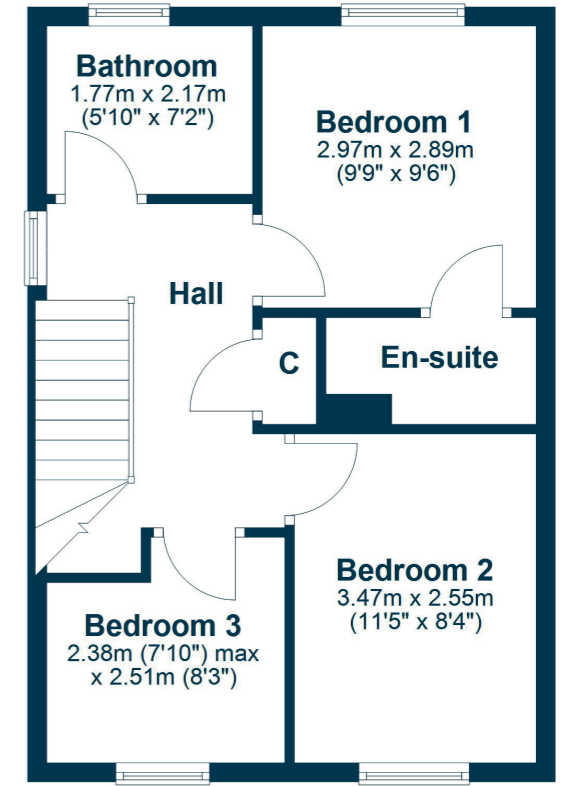




Ground Floor



First Floor



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.

BW2718 | Sat Nav: 53 Espedair Street, Paisley, PA2 6EZ

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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