



SOLICITORS & ESTATE AGENTS



**SEMI CHALET VILLA
15 ROWANLEA AVENUE, PAISLEY, PA2 0RP
Offers Over £148,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Enjoying panoramic aspects to front over the surrounding district and toward the Town Centre, this SEMI CHALET VILLA enjoys southerly aspects to the rear over the Gleniffer Braes. The specification includes gas central heating and double glazing.

Double glazed front door with full length matching window to side onto entrance hall. Generously proportioned lounge with feature fireplace, semi open plan dining room with aspects to rear. Modern breakfasting kitchen (fitted circa 2020) with windows to side and rear and door to garden. The preparation area comprises floor and wall mounted veneer fronted units with oak effect worktops, integrated oven, hob, microwave and dishwasher.

First floor: two double bedrooms, single bedroom and modern partially tiled bathroom (circa 2017) comprising three piece suite with electric shower above bath.

There are private gardens to front and rear. The rear including a paved patio area. Mono block paved drive to side providing good off street parking and access to single car garage.

Situated to the south of the Town Centre, the property enjoys a semi rural location yet is convenient for good local shopping, public transport, Paisley Golf Club and Gleniffer High School.

EPC Rating

C

Measurements

LOUNGE	13'7 (4.15m) x 13'3 (4.04m)
DINING	11'7 (3.54m) x 8'9 (2.67m)
KITCHEN	11'7 (3.54m) x 7'9 (2.36m)
FIRST FLOOR	
BEDROOM ONE	13'10 (4.22m) x 8'10 (2.69m)
BEDROOM TWO	11'7 (3.54m) x 10'0 (3.06m)
BEDROOM THREE	10'9 (3.29m) x 7'7 (2.33m)
BATHROOM	6'4 (1.95m) x 5'8 (1.73m)



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.



Travel Directions

Travelling south along Gleniffer Road, past Glenburn Road on left, turning right onto Foxbar Road past Brediland Road on right turning left onto Rowanlea Avenue and number 15 is on left.

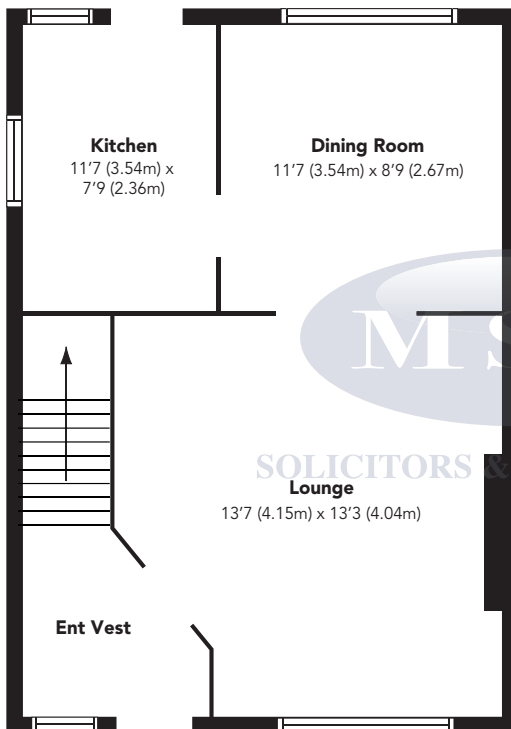
Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.

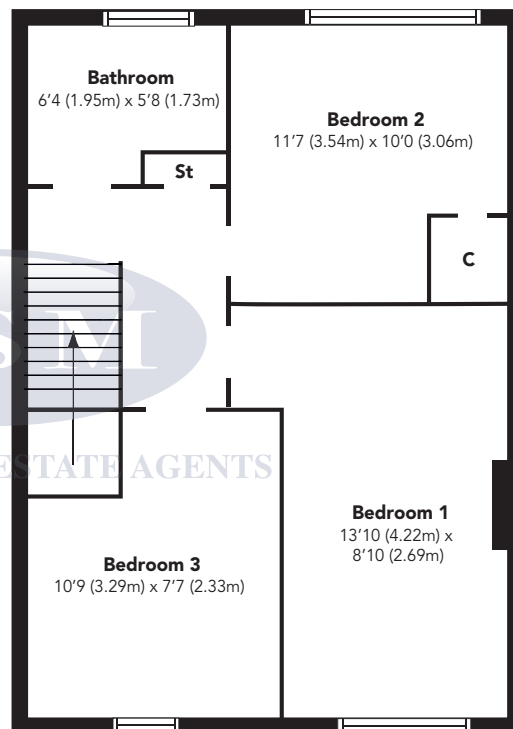
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

rightmove
find your happy

Zoopla.co.uk