



37 Stanely Avenue Paisley PA2 9LE



## DESCRIPTION

Superb traditional detached Bungalow situated within one of Paisley's most popular areas. The Bungalow is in immaculate condition throughout and an early viewing is advised.

The spacious accommodation comprises entrance porch, large reception hallway leading to lounge, dining size kitchen, three bedrooms and family bathroom. Utility room and cloaks/wc.

The property is enhanced by gas central heating, double glazing and a double glazed entrance porch to the front. The lounge and kitchen have a back-to-back solid fuel fire as the focal point of both rooms. The kitchen is a definite feature of this property with granite work top surfaces, range with extractor canopy, ample space for a dining table and bright aspects to the front with views over Paisley and beyond. The double glazed French doors give direct access to the rear deck and gardens making this room the true Hub of this family home.

The gardens are well kept with lawn and a double width mono block driveway to the front, offering parking for four or more cars. The rear has a split level layout and has a deck area and lawn with a patio area and a selection of borders.

Paisley has a selection of local and town centre amenities all within easy reach of

this property. Shops, supermarkets, schools and transport services are all available with bus and rail links giving regular access throughout the area and into Glasgow if required. The M8 motorway network is within 2 miles and provides additional access to Glasgow International Airport, into Braehead and Glasgow City Centre.



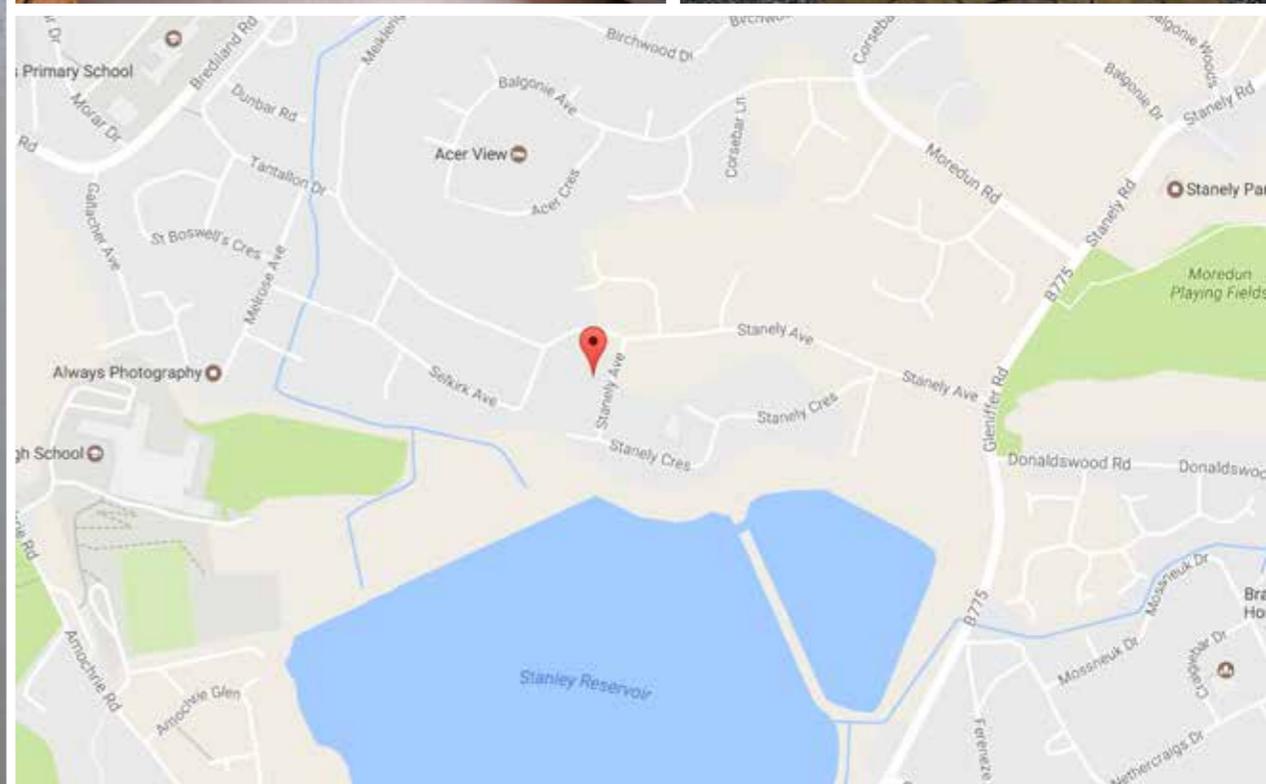
**Viewing:**  
by appointment with Caledonia Bureau

**Date of entry:** negotiable

**Ref No:** P166

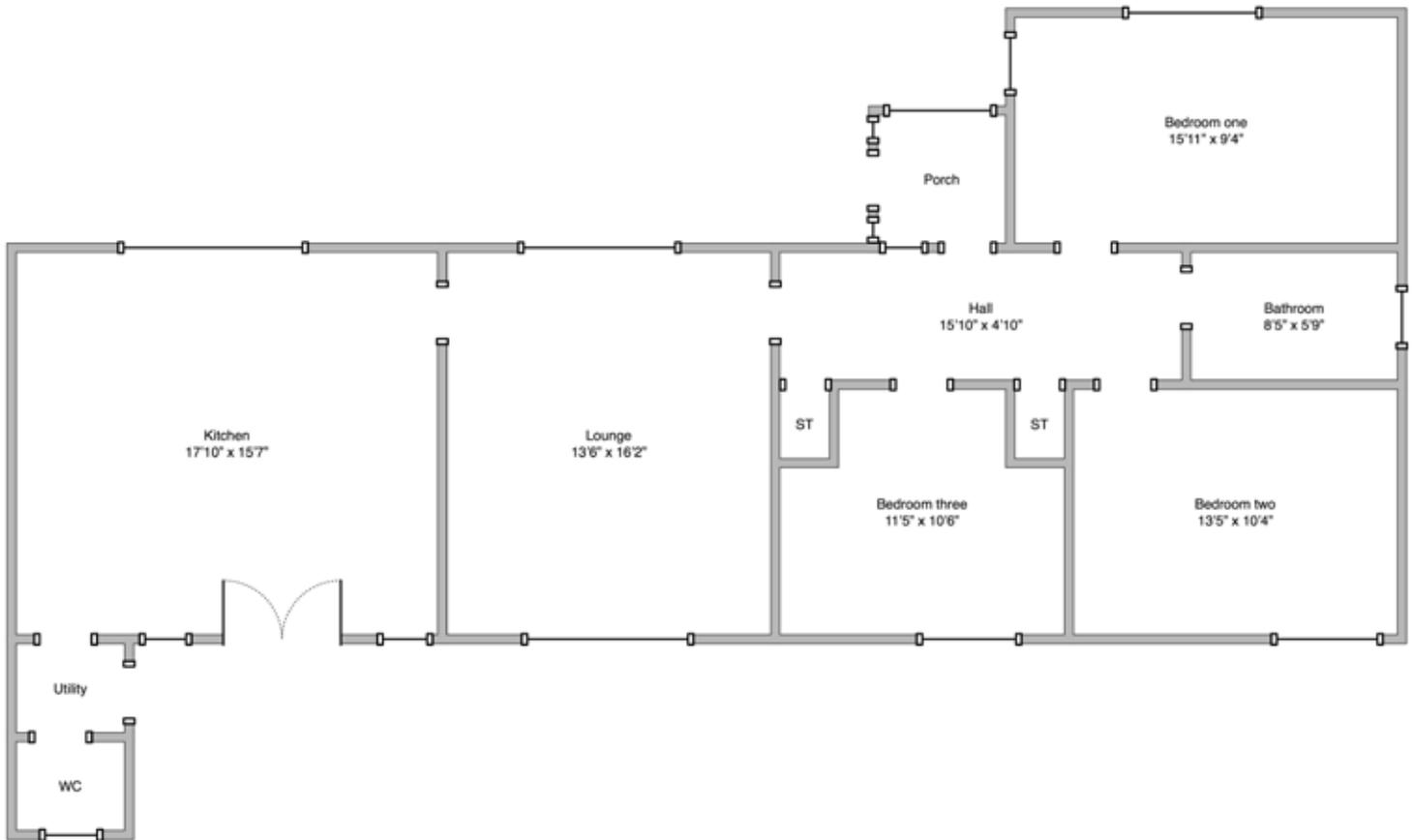








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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.