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ESTATE AGENCY

**17** St Boswells Crescent,  
Paisley PA2 9HX

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This detached villa occupies a corner plot in a popular residential area of Paisley and offers a family looking in the area a good house with excellent potential. The property offers three bedrooms, flexible public space and a ground floor WC but has the space and plot size to be extended to make a substantial property (subject to the relevant permissions).

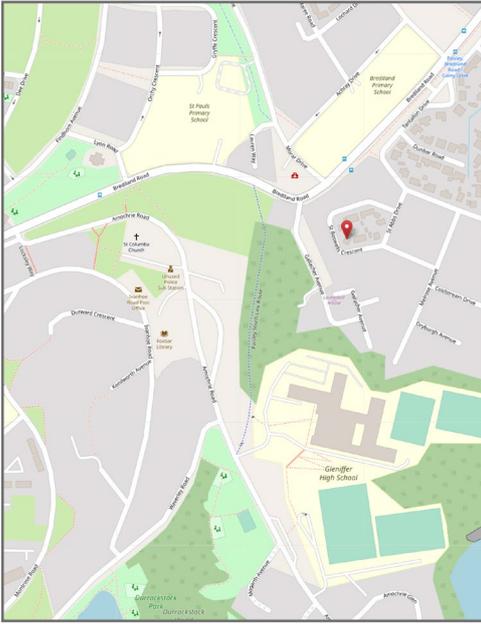
The entrance porch opens to the main living area which is a bright and spacious L-shape and has a flexible layout for a seating area and dining area as well as a gas fire. The three windows flood the area with natural light and provide outlooks to the front and side of the property. The kitchen has a selection of modern units with an integrated oven, hob and extractor hood. There is space for a washing machine and dishwasher and also a side

door to the garden. Bedroom three is located on the ground level and has a WC for convenience. On the upper level there are two good sized double bedrooms which both have fitted wardrobes and a three piece family bathroom with over the bath shower.

The property specification includes gas central heating and double glazing.

One of the highlights of the property is the size of the plot and its enviable corner position. The garden is well tended and is mainly laid to lawn with borders and mature shrubs and trees. The rear garden is enclosed and to the front there is a driveway which leads to the detached garage which has an up and over door to the front.

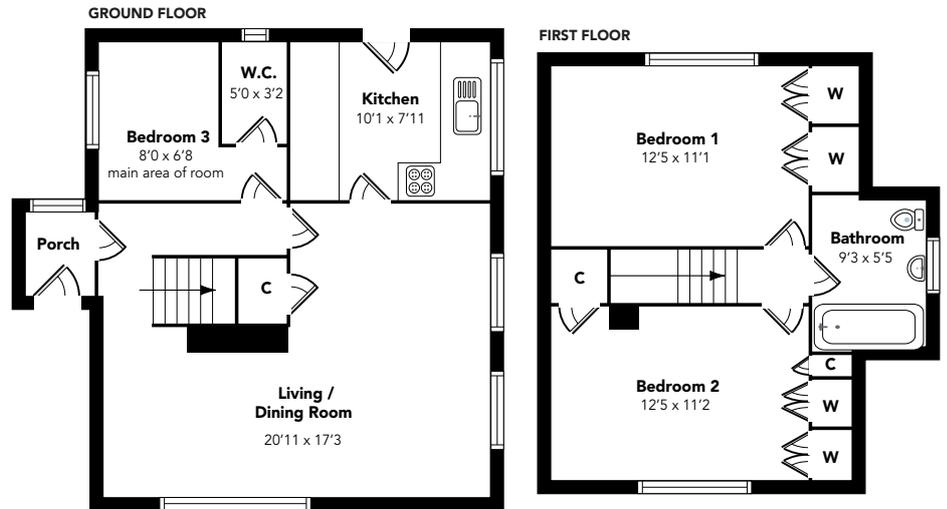




EPC rating  
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Office  
Paisley

**disclaimer**  
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale  
Produced by Plushplans

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