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ESTATE AGENCY

2 Dryburgh Avenue,
Paisley PA2 9JB

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Situated in this popular residential locale is this stunning detached family villa modernised and extended to create a contemporary home of excellent proportions with private gardens to the rear and ample parking to the front with two separate driveways.

The broad reception hallway is bright and leads to the front facing bay window lounge has a feature limestone fireplace and solid fuel fire. There are two double bedrooms, one is currently used as a home office the other a home gym, and a stunning family kitchen/dining/living space with lots of natural light and patio doors leading directly to the terrace to the rear. A 'Corian' breakfast bar has two inset sinks and ample space around for casual dining. Wall & base units provide ample storage and there are integrated appliances that include two ovens and a microwave oven, warming drawer, five burner hob, extractor hood and dishwasher.

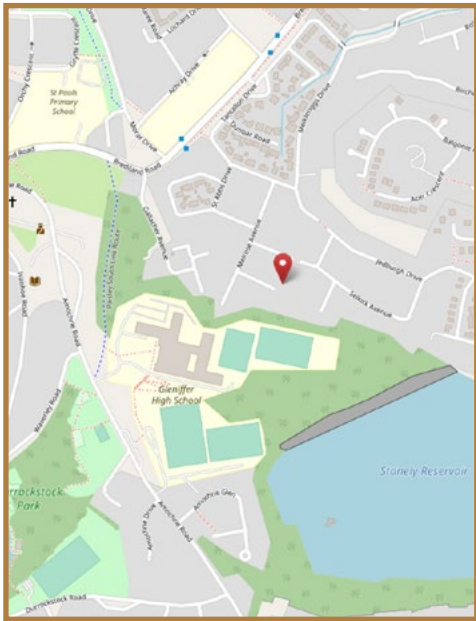
Off the family area is a door leading to a fully tiled shower room, utility room with plumbing, walk-in pantry and access to the garage.

On the upper level there are two double bedrooms both with fitted wardrobes. The principal bedroom is a quite simply a luxurious space. There are built-in fitted wardrobes, a walk-in wardrobe and a set of sliding doors to the far end of the bedroom to an en-suite bathroom with stand alone bath. Natural light along the roof voids via Velux windows make this entire area feel such a bright and airy space.

Completing the accommodation is the fully tiled contemporary bathroom with walk-in shower, separate bath, WC and wash hand basin.

The property occupies a substantial plot on the corner of a much admired leafy avenue with two separate driveways providing ample parking, one of which leads to the attached garage with electric up & over door. The gardens are easily managed with the rear having a level slate terrace and patio areas leading to an artificial grassed sitting area bordered by timber fencing. To the front is a section of elevated lawn providing further green space.

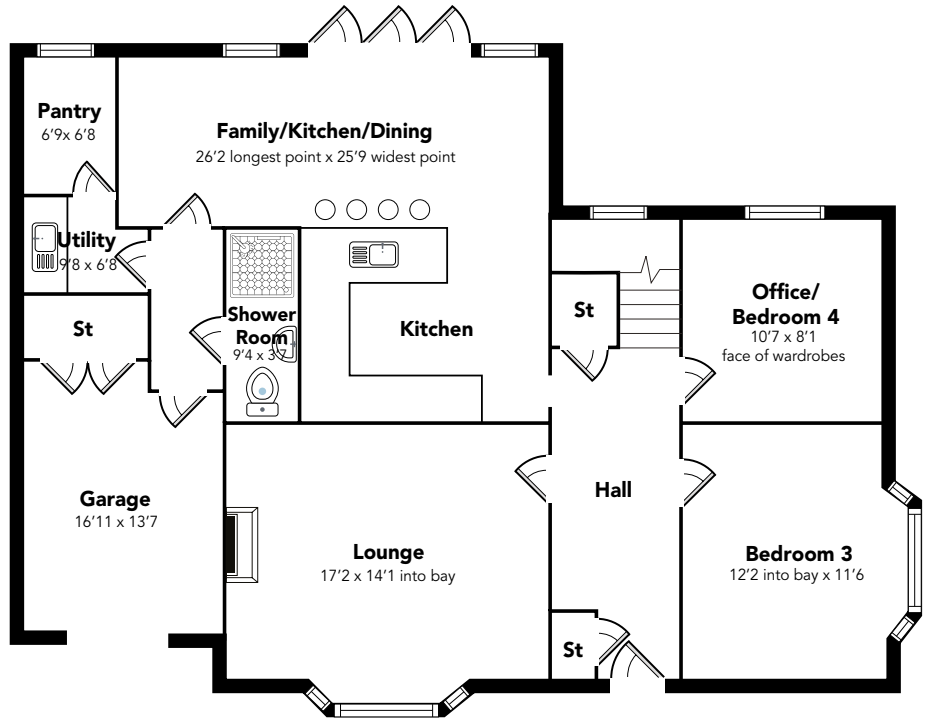
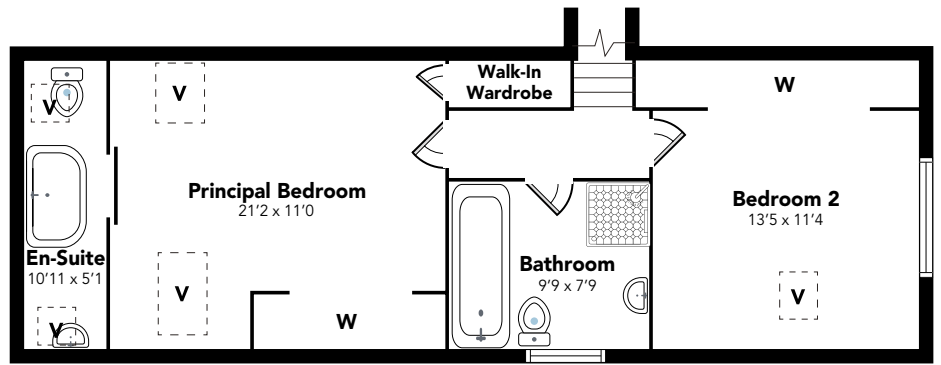




EPC rating
D

Office
Paisley

disclaimer
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Floorplans are indicative only - not to scale
Produced by Plushplans

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