



1 Kelso Ave

Paisley | PA2 9JE

walker laird
solicitors and estate agents



This fabulous Detached Bungalow has been extended and comprehensively upgraded to an exacting standard. The four bedroom, three bathroom property is offered on a generous and adaptable layout. The desirable home is positioned within a manicured, landscaped plot in a sought after pocket of Paisley.

The property is accessed via an Entrance Vestibule which leads to a well appointed Hallway which is home to a striking feature staircase with glass balustrade.

The original part of the property houses: a Lounge; Office; Master Bedroom; Shower Room one; and Dining Kitchen incorporating breakfast bar, glass splash-back, five ring gas hob, two ovens, integrated microwave, wine cooler and coffee machine. To the rear of the property a Sun Room has been added which boasts bi-folding doors opening out onto the garden.

A gable end extension has been added and offers: Bedroom four/Family Room; Utility Room; and Shower Room two with a mains shower, double cubicle, w.c and basin.

The attic level is home to two double Bedrooms and a tiled Bathroom complete with a large tub with integrated tv, w.c and basin. The attractive landing has an open view on the hallway below. Velux windows ensure light floods from the upper to lower level.

The property occupies a generous plot which has been landscaped and well maintained. There is also an ample mono-bloc driveway. The property is served by a security system with six cctv cameras.

Kelso Avenue enjoys a superb location ideally placed for ease of access to a wide variety of Paisley's excellent amenities including schooling, shops, restaurants and bars. Paisley Town Centre is only a short distance away. Paisley has many good transport links at Gilmour Street and Canal Street Train stations, as well as the nearby M8 Network and local bus routes. Braehead, the RAH, Phoenix Retail Park, Glasgow Airport and the University of the West of Scotland are all on the doorstep.



- Extended Detached Bungalow with Attic Level
- 4 Bedrooms
- Shower Room 1 with Bau Haus Suite & Wall Mounted Shower
- Shower Room 2 with Double Cubicle & Mains Shower

- Tiled Bathroom with Large Tub & Integrated TV
- Dining Kitchen with Under Floor Heating & Integrated Appliances
- Sun Room with Bi-Folding Doors
- Category 6 TV/Internet Cabling Wired Throughout Property

DIRECTIONS

Travelling from Paisley Town Centre along Causeyside St, continue onto Neilston Road, turning right at the Craig Dhu bar onto Calside. Proceed along this road past Brodie Park continue onto Stanely Road. At Moredun Playing Fields turn right onto Stanely Avenue. Veer right onto Jedburgh Drive then turn left onto Kelso Avenue.

VIEWING

Strictly by appointment with selling agents, by calling 0141 886 5678

OFFERS

All offers should be submitted to:
10 Canal Street, Renfrew, Renfrewshire, PA4 8QD
Telephone: 0141 886 5678

1 Kelso Avenue, Paisley

Approximate Gross Internal Area = 197 sq m / 2120 sq ft
(Including Eaves / Excluding Void)



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID743398)

