

RESIDENCE

35 Lounsdale Avenue, Paisley, PA2 9LT

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Viewing by appointment with Residence Uddingston

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# 4 Bedrooms | 2 Public Rooms | 3 Bathrooms

A detached four-bedroom modern villa, occupying one of the larger plots within a sought-after residential development in Paisley. Boasting spacious, versatile accommodation and generous gardens, this attractive property is ideally suited to family living.

The accommodation comprises a welcoming entrance hallway with WC, a bright and spacious lounge and a well-appointed kitchen featuring ample storage, generous worktop space, a central island and integrated cooking appliances. The kitchen provides access to a substantial conservatory overlooking the rear garden, offering a delightful, sun-filled retreat during summer and a cosy additional living space throughout winter.

Upstairs, four generously proportioned double bedrooms offer excellent flexibility for growing families, with ample space for king-size or double beds, or alternative use as a home office or games room. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while a family bathroom completes the accommodation.

Externally, the property enjoys extensive front and rear gardens, beautifully enhanced by an impressive collection of established fruit trees and plants. The front garden features plum, crab apple and fig trees, complemented by Japanese maple, flowering cherry and roses. The rear garden boasts apple, pear, cherry and fig trees, alongside gooseberries, blueberries and raspberries, providing an abundance of seasonal homegrown produce.

The generous grounds offer excellent opportunities for outdoor entertaining, children's play areas or potential future extension, subject to relevant consents. Additional benefits include garden storage sheds, a private driveway and integral garage. There is cavity wall insulation

Ideally positioned for Paisley town centre, local amenities, excellent transport connections, the M8 motorway and Glasgow Airport, this outstanding family home offers space, flexibility and convenience. Early viewing is highly
recommended.

1313.20 sq ft | EER = D





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# Lounsdale Avenue




Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.