



22 Kingsburgh Drive
Paisley | PA1 3TP

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Offers Over £460,000



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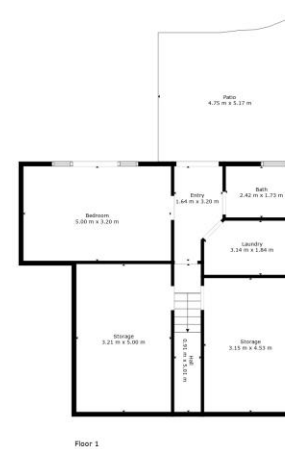
This 4 bed family home spanning 3 floors has been exceptionally and lovingly upgraded by the current homeowner and is presented to market in true walk in condition. Set within one of Paisley's most popular locales, this home enters on the ground floor in to an welcoming hallway giving access to all rooms and stairs. The front facing living room features triple bay window allowing for an abundance of natural light to flow in to the property, and wood burning fire to enjoy cosy nights in. Also on the ground floor is a sizeable front facing bedroom, providing space aplenty for a double bed - and a family bathroom inclusive of full height tiling to walls, walk in shower, separate bath, white sanitaryware large storage cupboard and feature shelving space. The expansive kitchen has been fully upgraded by the owner, boasting neutral toned shaker style cabinetry and contrasting worktops. The kitchen is fitted with integrated full height fridge and separate fridge/freezer, warming drawer, one combination oven and microwave, and another large oven with divider which can convert in to a double oven. The breakfast bar island houses additional storage space, with gas hob and curved cooker hood above. To the rear of the kitchen there is space aplenty for a large dining table and chairs, and the patio doors opening on to the Parisian style balcony provide onwards views of the tranquil rear gardens. The utility room is accessed off of the kitchen, providing additional space for white goods and storage, and leading to the sizeable rear garden. Also located on the ground floor is a study room, ideal as a snug, playroom or home office. On the lower ground floor there is a second bedroom which will comfortably house a king size bed and associated storage, and double patio doors open on to the landscaped garden area. A further shower room is also located on the ground floor featuring full height tiling, shower enclosure and white sanitaryware, as is a second utility room. The upper level is accessed via an impressive staircase with feature skylight, and leads to the master bedroom and fourth bedroom. This aesthetically pleasing and stylish master bedroom provides space aplenty for a super-king size bed with .../



.../ additional bedroom storage, fitted wardrobes and with unmatched views of the rear gardens. The full width window and patio door combination in the master bedroom is a stunning addition to this exceptional home, and there is a further storage space complete with velux window and nook to the rear of this room. The balcony terrace is accessed via the patio doors providing a quiet space to enjoy the spoils of the Scottish sun. The en-suite accessed off of the master features separate soaker bath tub and shower enclosure, with stylish panelling and chrome towel rail. The fourth bedroom, currently used as a children's bedroom, benefits from velux windows on either side and offers a flexible layout for a bedroom or perhaps play room. The rear gardens have been maintained to an exceptional standard, and offers a private outdoor space to host or enjoy family activities. The property specification includes gas fired combi boiler housed in the utility room, UPVC double glazed windows and velux windows, front driveway set off of private front gardens, and single car garage with workshop space to the rear thereof. This home further benefits from 2 cellar storage spaces, and there is a log store located externally to the side of the property. The property is a just a short walk from the tranquil gardens of Barshaw Park, and bustling Glasgow Road where you will find all usual amenities such as shops, restaurants and bars. Paisley's Town Centre is also just a short distance, and the nearby M8 motorway network connects the property to the central belt of Glasgow with ease. Ideally suited for families or those seeking versatile accommodation, the property boasts high-quality finishes throughout, generous room proportions, and a modern layout perfect for contemporary living. Early viewing is highly recommended to appreciate the quality of this stunning property. Note: the greenhouse will not remain beyond sale. Large appliances will be left by the current owner albeit the free standing freezer in the utility room will be removed. The wardrobes in the lower ground room will remain beyond sale.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
77	82
England, Scotland & Wales	
EU Directive 2002/91/EC	



Floor 1

TOTAL: 209 m2
 BELOW GROUND: 37 m2, FLOOR 2: 119 m2, FLOOR 3: 53 m2
 EXCLUDED AREAS: STORAGE: 30 m2, PATIO: 21 m2, GARAGE: 25 m2,
 PORCH: 2 m2, LOW CEILING: 11 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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