

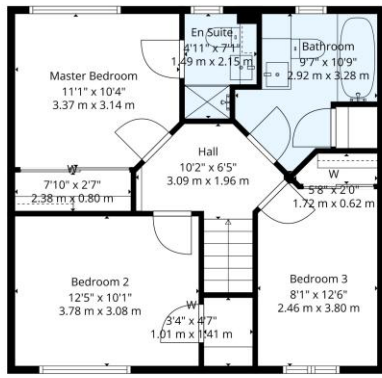
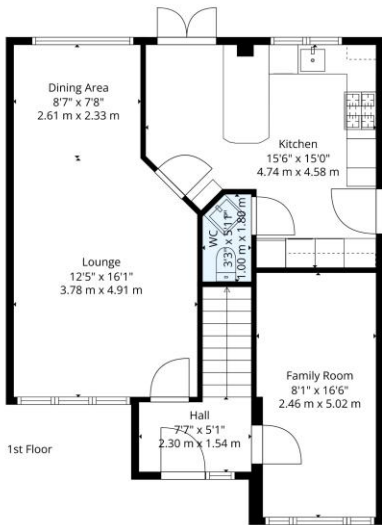
walker laird

solicitors and estate agents



22 Stable Grove, Paisley,
Renfrewshire, PA1 2DR

walkerlaird.co.uk



TOTAL: 1211 sq. ft. 113 m²
 1st floor: 686 sq. ft. 64 m², 2nd floor: 525 sq. ft. 49 m²
 EXCLUDED AREAS: W: 47 sq. ft. 4 m², UNDEFINED: 8 sq. ft. 1 m², WALLS: 107 sq. ft. 10 m²

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

This spacious and rarely available detached family residence is ready for you to move in, offering the perfect blend of modern comfort and flexible living space in a popular area of Paisley. The three bedroom property has generous room proportions throughout and offers perfect practicality.

The welcoming accommodation comprises: Entrance Hallway; WC; Lounge with Dining Area; versatile Family Room; fitted Kitchen incorporating integrated appliances including double oven, gas hob, extractor hood, fridge freezer and dishwasher plus access to the rear garden via french doors. Master Bedroom with En-Suite Shower Room and Sharps fitted wardrobes; two further Bedrooms and stylish main family Bathroom.

Outside the south facing well maintained mature rear garden is a mix of lawn, decking, paved areas as well as raised beds offering flexible gardening options. Monoblocked double driveway to the front. The property includes gas central heating delivered via a combination boiler and double glazing throughout.

Stable Grove is ideally located close to a variety of amenities including the Asda Linwood store, the Phoenix Retail Park and the A737 link for the M8 Network and Glasgow airport. Paisley town centre is a short distance away and offers a further variety of retail, leisure and public transport amenities. Local schooling is available from nursery, to Primary and Secondary levels.



VIEWING
 Strictly by appointment with selling agents, by calling

OFFERS
 All offers should be submitted to:
 10 Canal Street, Renfrew, PA4 8QD
 Telephone: 0141 886 5678 Fax: 0141 886 7327

walker laird
 solicitors and estate agents

Paisley
 9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG
 paisleyea@walkerlaird.co.uk

walkerlaird.co.uk

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.