



34 Thornly Park Avenue, Paisley, PA2 7SE

walker laird
solicitors and estate agents



This impressive detached bungalow occupies a generous plot within the desirable Thornly Park area of Paisley. The property extends to three bedrooms and three public rooms over the ground and attic level. The property is offered to the market in excellent order.

The lower level comprises: entrance porch, hallway, spacious rear facing living room, dining room, family room, newly fitted kitchen featuring contemporary units, an oven, microwave and electric hob, two double bedrooms and a shower room fitted with an electric shower.

The attic level is home to a luxuriously appointed master bedroom with ample storage space and a newly installed en-suite bathroom.

The property is presented in neutral tones and features a high specification finish throughout. There is modern electric heating, double glazing and solar panels with battery storage to help with utility bills.

Externally there are generous grounds with an ample driveway and garage. The back is laid out with paving and a large lawn.

Paisley itself offers a wide variety of amenities including shopping, bars, restaurants and leisure activities. There is local schooling within easy reach, both at primary and secondary levels. For those who commute public transport links include local bus services and frequent train services to Glasgow from Paisley Gilmour Street and Canal Station. The M8 Network is also easily accessible. From Thornly Park Gardens both Braehead and Silverburn are accessible.

There is also outline planning permission to extend the property



- Impressive detached bungalow
- Located in desirable Thornly Park area
- Three bedrooms over two levels
- Master en-suite bathroom
- Stunning newly fitted kitchen
- Three public rooms
- Solar panels with battery storage
- Outline planning permission to extend property

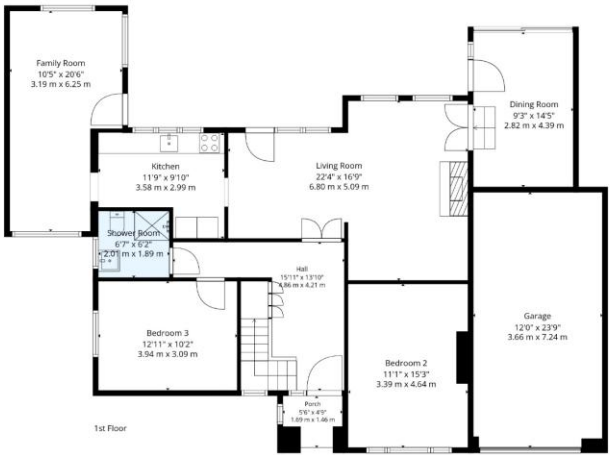
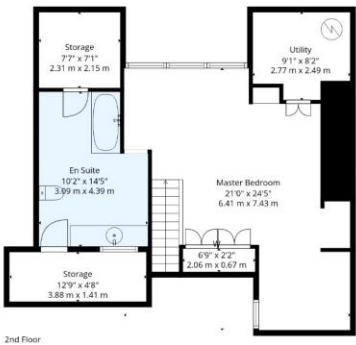
VIEWING

Strictly by appointment with selling agents,
by calling 0141 887 5271

OFFERS

All offers should be submitted to:
paisleyea@walkerlaird.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	70 C
39-54	E		
21-38	F		
1-20	G		



TOTAL: 1605 sq. ft, 149 m2
1st floor: 1090 sq. ft, 101 m2, 2nd floor: 515 sq. ft, 48 m2
EXCLUDED AREAS: PORCH: 27 sq. ft, 2 m2, GARAGE: 285 sq. ft, 26 m2, LOW CEILING: 219 sq. ft, 20 m2,
STORAGE: 113 sq. ft, 10 m2, W: 15 sq. ft, 1 m2, MASTER BEDROOM: 9 sq. ft, 1 m2,
WALLS: 206 sq. ft, 21 m2

Created By Walker Laird

