

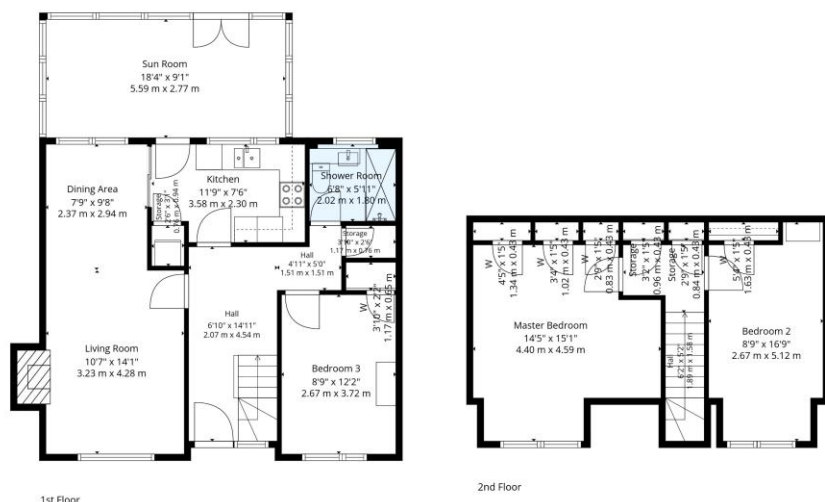
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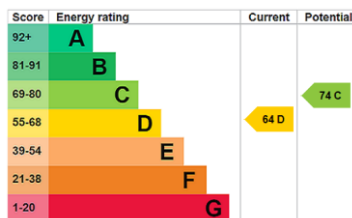
22 Ben Nevis Road, Paisley,
Renfrewshire, PA2 7LA

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TOTAL: 1171 sq. ft. 109 m²
 1st floor: 783 sq. ft. 73 m², 2nd floor: 388 sq. ft. 36 m²
 EXCLUDED AREAS: W: 34 sq. ft. 4 m², STORAGE: 27 sq. ft. 2 m², FIREPLACE: 11 sq. ft. 1 m²,
 WALLS: 109 sq. ft. 11 m²

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Occupying a generous corner plot within the popular Hawkhead area of Paisley is this superb and rarely available chalet style Detached villa on Ben Nevis Road. The superb property features a spacious and well laid out interior configured over two levels making it an excellent opportunity for a variety of buyers looking for a home in a highly desirable residential neighbourhood.

The attractive accommodation comprises: Hallway, Lounge/Dining Room, fitted Kitchen complimented with wall and base units, oven and electric hob, Sun Room, Shower Room and Bedroom 3. Upstairs there are two further Bedrooms both with wardrobe cupboards / storage.

A sizeable wrap-around garden extending to the front, side, and rear creates a massive advantage for any home, especially when paired with a single garage and driveway.

The property has a gas central heating system and double glazed window units.

Ben Nevis Road is located close to the wide variety of amenities that Paisley has to offer. Local bus services and Hawkhead train station are close by for the commuter, as is the M8 Network. Paisley town centre is minutes away and offers a wide choice of retail and leisure activities. Braehead is also easily accessible and offers a further choice of shops and amenities.



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

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 solicitors and estate agents

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 9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG
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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.