



Braids Gait, Paisley, PA2

Offers Over £299,999

| 3 Bed | 2 Bath | 3 Reception

new door
Estate Agent

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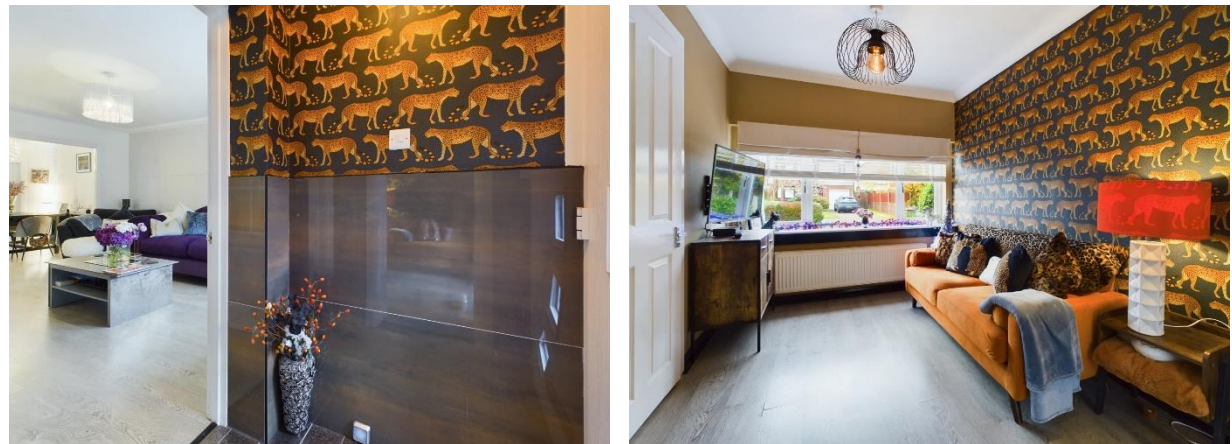
Freehold

- Fantastic, detached home in sought after area
- Monobloc driveway
- Summer house and hot tub
- EV Charger
- 3 double bedrooms all with fitted wardrobes
- Excellent, flexible living space
- Conservatory with solid roof
- Opportunity not to be missed

EPC Rating C

Council Tax Band F

Rare to the market is this detached home in the well sought after and desirable address within walking distance of Brodie Park. This is certainly a home not to be overlooked. The flexible layout of this home is sure to impress. The hallway leads to the first of the reception rooms. This spacious room is ideal as a second lounge, bedroom or playroom. The room also benefits from a wet room and utility cupboard. The main lounge is off the hallway and is flooded with natural light from the large window. Through the archway you find the dining kitchen. The kitchen is fully integrated and has door leading out to the garden. To the rear of the home is the conservatory that has french doors leading out to the garden, the conservatory benefits from a solid roof making the conservatory a usable space all year round. The internal hallway has WC and leads to the upper floor. On the upper floor you will find three spacious double bedrooms with fitted wardrobes. The main bedroom also benefits from modernised en-suite. The landing also gives access to the floored attic. The front of the home is laid to monobloc providing ample off-street parking. The rear of the home is low maintenance and is laid to artificial turf. There is also a large summer house and hot tub, the perfect garden for relaxing in the sun.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
1136.04 ft²
105.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

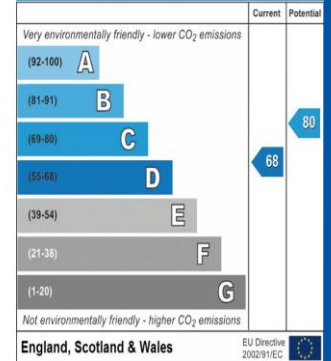
GIRAFFE360

Energy Efficiency Rating



England, Scotland & Wales

Environmental Impact (CO₂) Rating



England, Scotland & Wales

New door
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