



**SOLICITORS & ESTATE AGENTS**



**Detached Bungalow  
School House, Netherhill Road, Paisley PA3 4SF  
Offers Over £155,000**





**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

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Rarely available detached bungalow offering spacious, flexible accommodation all on one level and set within exceptionally large private garden grounds to the front, side and rear. This property presents an excellent opportunity for purchasers seeking a home with generous outdoor space and significant potential to modernise and add value.

Access is gained via a welcoming central hallway which provides a practical flow to all principal apartments. The living room is bright and well proportioned, benefiting from a dedicated dining area which makes it ideal for both everyday family living and entertaining. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

There are three well sized bedrooms, each offering excellent flexibility for family use, guest accommodation, or home working. The kitchen is of good size and provides ample scope for reconfiguration or upgrading to suit modern living requirements. The wet shower room with WC offers accessible facilities and completes the internal accommodation. The property benefits from gas central heating & double glazed windows.

The property is now in need of a degree of modernisation; however, this is clearly reflected in the attractive asking price and offers an exciting opportunity for buyers to personalise and refurbish the home to their own specification.

Externally, the standout feature of the property is the extensive private garden grounds. The large front, side and rear gardens provide a high degree of privacy and offer excellent potential for landscaping, outdoor entertaining, or future extension, subject to the relevant planning consents.

Netherhill Road is well placed for access to a range of local amenities, schools, and transport links. Paisley town centre is within easy reach, offering a wide selection of shops, cafés, leisure facilities, and regular rail and road connections to Glasgow and the wider central belt.

## EPC Rating

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## Measurements

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Lounge	12'1" x 13'4" 3.69 m x 4.07 m
Dining Room	9'3" x 9'6" 2.82 m x 2.90 m
Kitchen	9'1" x 9'3" 2.78 m x 2.81 m
Bedroom 1	11'5" x 10'7" 3.47 m x 3.21 m
Bedroom 2	11'5" x 9'11" 3.47 m x 3.01 m
Bedroom 3	7'4" x 9'11" 2.23 m x 3.01 m
Shower Room	7'1" x 9'3" 2.16 m x 2.83 m



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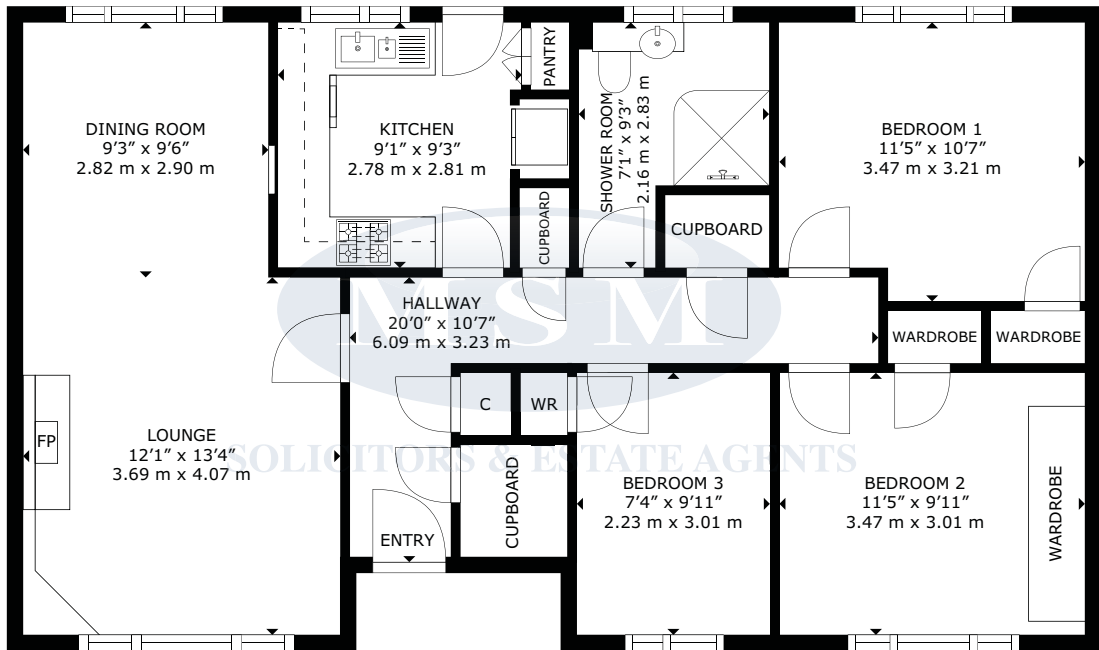
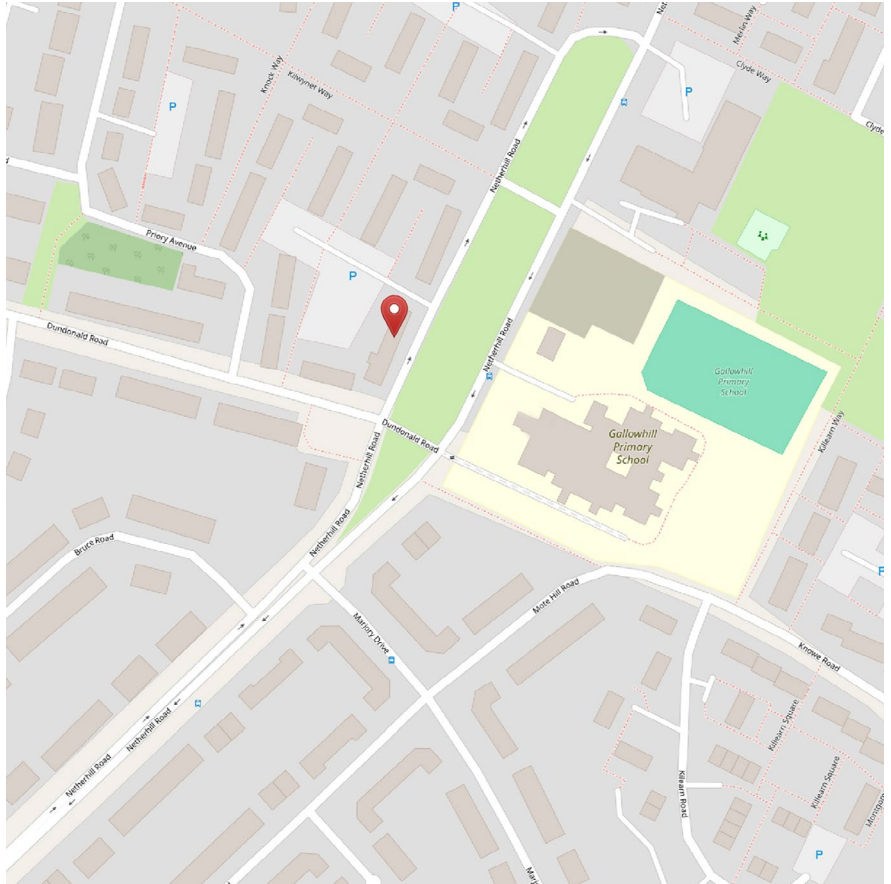
## Travel Directions

From MSM, 51 Moss Street, Paisley PA1 1DR, turn left onto Moss Street and continue straight, following signs for the town centre and A726. At the roundabout, take the appropriate exit to join the A726, heading towards the west of Paisley Continue on the A726 for a short distance before turning left onto Netherhill Road. Follow Netherhill Road, where School House, Netherhill Road, Paisley PA3 4SF will be located along this road.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN : 904 sq. ft , 84 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plush Plans Ltd

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
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