



SOLICITORS & ESTATE AGENTS



**SEMI VILLA
257 GLENCOATS DRIVE, PAISLEY PA3 1RR
Offers Over £105,000**



VIEWING

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

Description

Attractive SEMI VILLA comprising an ideal first family home and situated within this popular high amenity district, nearby the Phoenix Retail and Leisure Park which includes a large Asda, access to the motorway network nearby and Town Centre.

The recently decorated accommodation comprises:

Entrance hall, lounge with deep storage cupboard below stairs, fitted 14' dining kitchen with window and double glazed door onto larger enclosed rear garden. Floor and wall mounted veneer fronted units with complimentary work tops, wet wall splash back and ceiling lined in PVC with recessed downlights, integrated appliances include oven, hob and hood.

First floor: generous main bedroom with built in fitted wardrobes and deep storage cupboard, further double to rear with mirror wardrobes, modern fitted bathroom comprising three piece suite with shower above bath and full height wet wall panelling.

The property benefits from gas central heating (new boiler, radiators & pipework installed 2020) and timber framed double glazing. Driveway to side providing good off street parking. Set amidst generous private low maintenance gardens.

EPC Rating

C

Measurements

LOUNGE	13'4 (4.06m) x 10'11 (3.34m)
KITCHEN/DINING	14'3 (4.36m) x 8'8 (2.34m)
FIRST FLOOR	
BEDROOM ONE	14'3 (4.36m) x 10'3 (3.14m)
BEDROOM TWO	9'6 (2.89m) x 7'10 (2.40m)
BATHROOM	6'0 (1.84m) x 5'5 (1.66m)



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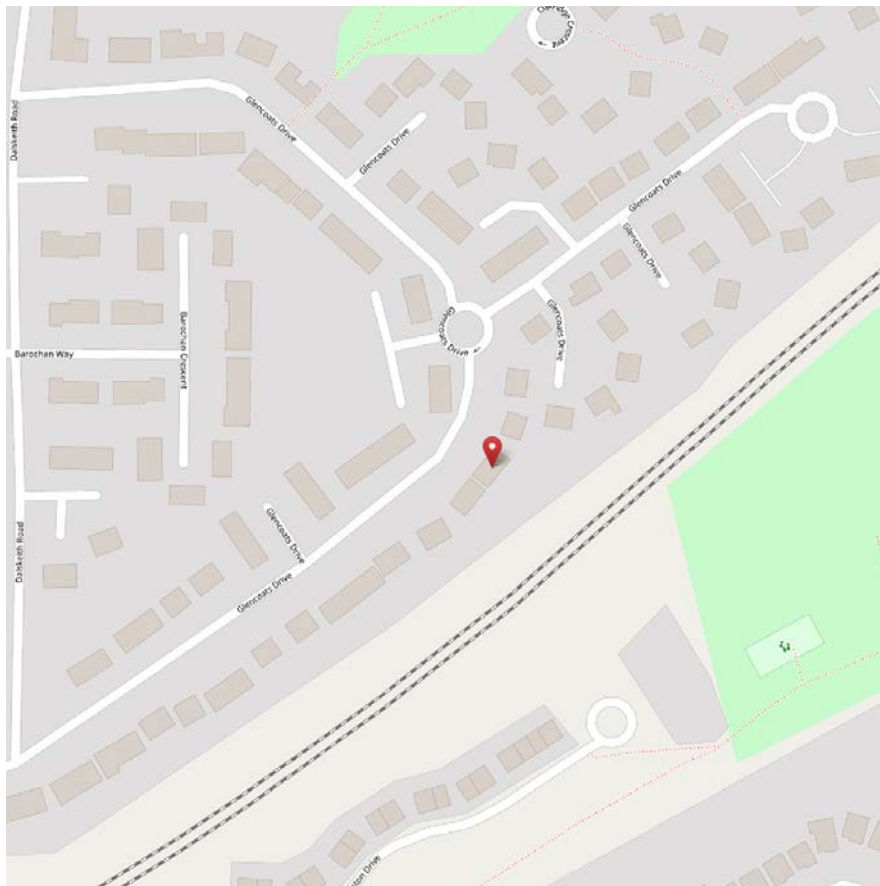
Travel Directions

Travelling south along Linwood Road (Phoenix retail park on left), turn left at the roundabout onto Barskiven Road, right at the next roundabout onto Ferguslie Park Avenue, left onto Glencoats Drive and number 257 is on right.

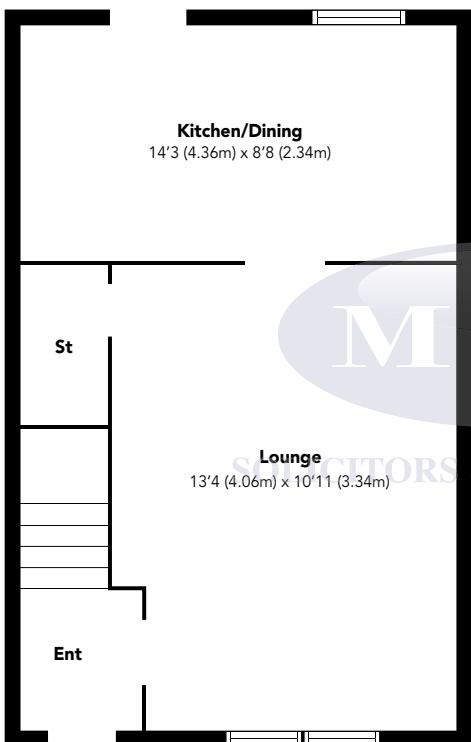
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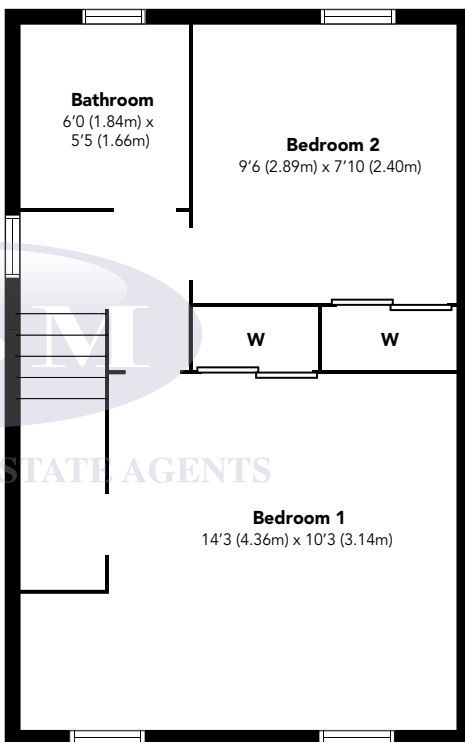
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the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



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

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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