



**SOLICITORS & ESTATE AGENTS**



**End Terrace Villa  
19 Greenways Avenue, Paisley PA2 9NS  
Offers Over £125,000**



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

## Description

19 Greenways Avenue is located in a quiet and well-established residential estate within the Meikleriggs area of the town of Paisley. It is just minutes from the superb shopping and recreational amenities which are available at the Phoenix Retail Park, Abbotsinch Retail Park and the town centre, all of which are just a short drive away. There are reliable bus and train services to surrounding districts. It is very handy for the Airport, the Royal Alexandra Hospital, Braehead Shopping Centre and the Motorway network, which gives the commuter access to most centres of business throughout the central belt and beyond. There are good schools at primary and secondary levels which is one of the many reasons this area is popular with families in particular.

Set back from the road and with an attractive open outlook to the front this home will appeal to all who view but perhaps in particular the family market. There is a bright lounge which overlooks the front gardens. This is a well-proportioned room with an extension off which provides a spacious dining area, overlooking the enclosed rear gardens. There is a galley style kitchen with base and wall units, worksurfaces and space for appliances. The back door gives access to the rear garden and there is a gate which leads to the timber garage and vehicle access lane. Upstairs there are two double bedrooms and the family bathroom. Floored attic providing excellent storage. There are mature level gardens to the front and rear. The rear garden is enclosed, ideal for those with young children. The property has gas central heating, and double glazing

## EPC Rating

E

## Measurements

<u>LOUNGE</u>	18' x 10'3"
<u>DINING AREA</u>	11'7" x 8'5"
<u>KITCHEN</u>	11'7" x 6'10"
<u>BEDROOM ONE</u>	19'2" x 14'4"
<u>BEDROOM TWO</u>	8'10' x 11'
<u>BATHROOM</u>	5'9" x 6'3"
<u>FLOORED ATTIC</u>	8'8" x 12'9"



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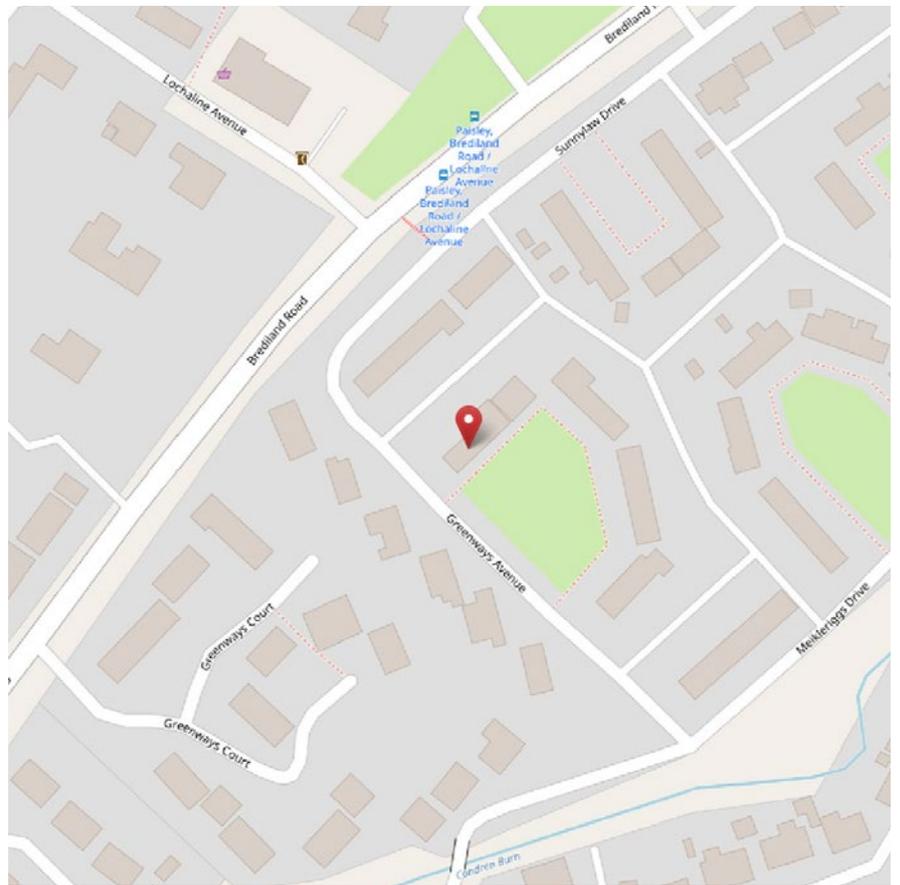
## Travel Directions

Travelling from Paisley on Lonsdale Road continue into Brediland Road, turn next left then sharp right into Sunnyslaw Drive which continues into Greenways Avenue and the property is on the left.

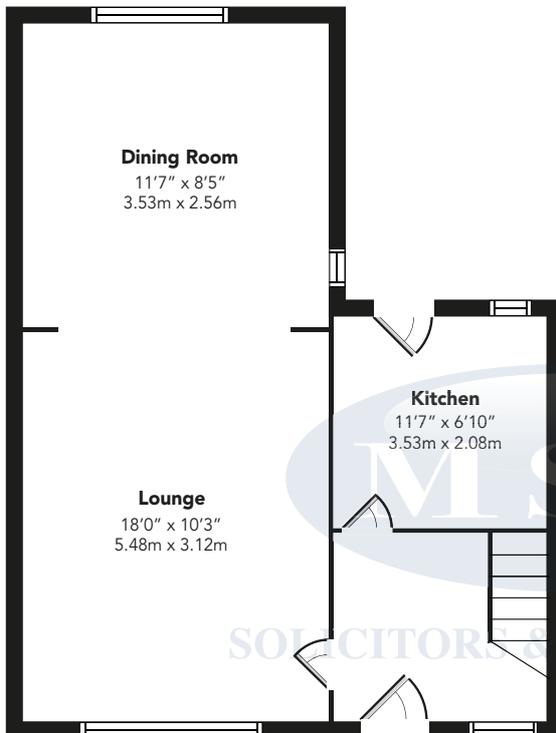
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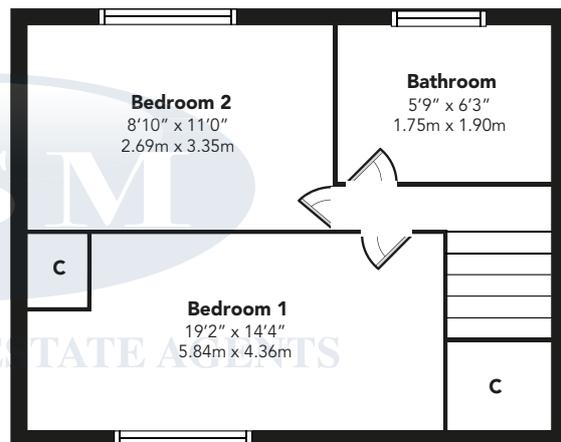
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the 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.

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