



**SOLICITORS & ESTATE AGENTS**



**Mid Terrace Villa  
61 Marchfield Avenue, Paisley PA3 2QE  
Offers Over £120,000**



## VIEWING

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



## Description

This is a great opportunity to acquire a Traditional Mid Terrace Villa, offering family sized accommodation. These properties are rarely available and therefore early viewing is highly recommended so as not to disappoint. This is a beautiful family home which will benefit from further improvement.

Entered via a UPVC double glazed door which gives access into the property and the reception hall. Off the hallway there is a modern WC and stairs leading to the upper apartments. Continuing on the ground floor there is a bright front facing lounge which overlooks the garden. To the rear there is a dining/sitting room which overlooks the enclosed back gardens and is conveniently situated next to the kitchen, which has a door giving access to the gardens. The family bathroom is located on the half landing which then leads to the upper floor whereby you can find three good sized bedrooms. The property has been freshly plastered and painted white. The property is double glazed and has partial central heating. There is a small enclosed garden to the front of the property with a generous sized enclosed garden to the rear. The size of the rear garden is deceiving as there is a further section of garden ground located behind the hedge which is accessed via a wooden gate.

Marchfield Avenue has a lovely mixture of house styles and sizes and will appeal to those looking for a home to style to their own taste. The area has reliable bus and train services to surrounding districts and is within easy reach of Paisley Town Centre as well as further afield. This home is also within easy reach of Glasgow International Airport, the Royal Alexandra Hospital, Braehead Shopping Centre and the M8 motorway, which provides the commuter access to most centres of business throughout the central belt and beyond. Recreational amenities include Barshaw Park, Paisley Abbey, and Gleniffer Braes Country Park. The area has good schools from Nursery through to higher education, making it one of the many reasons this home would appeal in particular to the family market.

As this is an Executry sale the property is being "sold as seen".

## EPC Rating

E

## Measurements

LOUNGE	'10" X 12'6"
DINING/SITTING ROOM	13'7" X 13'3"
KITCHEN	10'11" X 9'10"
BATHROOM	6'9" X 6'8"
BEDROOM ONE	14' X 10"
BEDROOM TWO	13'8" X 10'3"
BEDROOM THREE	10" 1" X 7'



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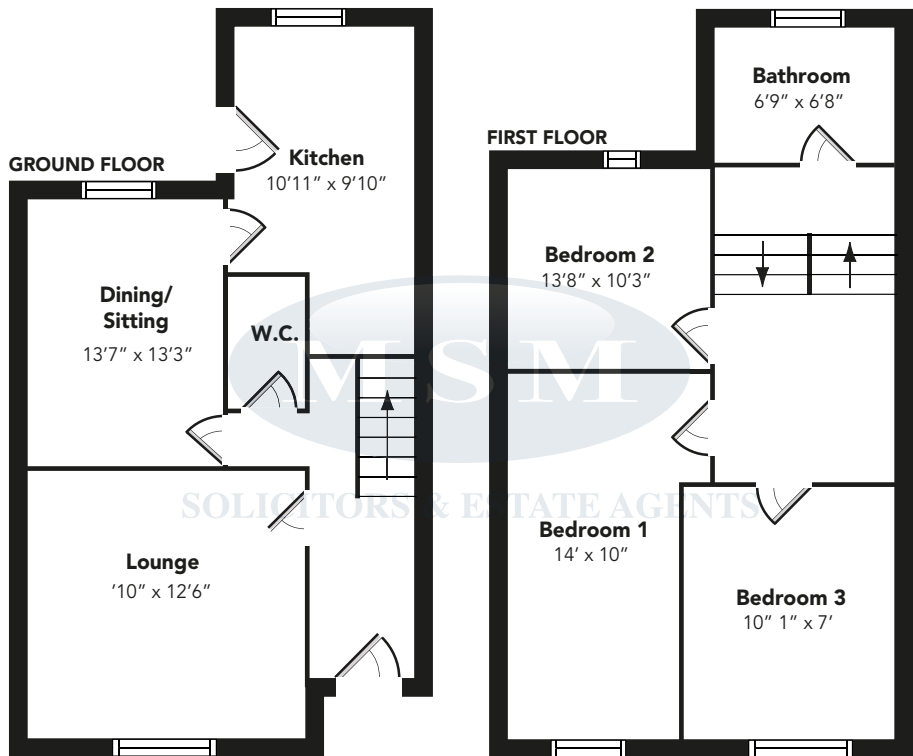
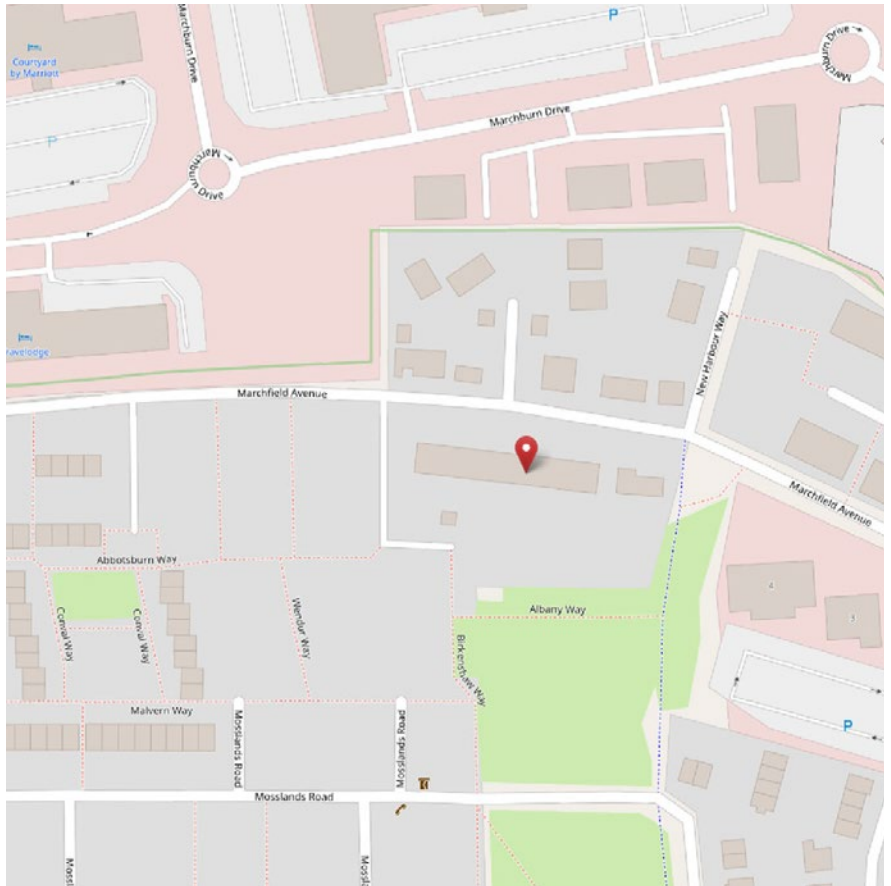
## Travel Directions

Travelling towards the airport from Paisley Town centre, travel along Love Street, continuing into Inchinnan Road. Continue along Inchinnan Road turning left into Marchfield Avenue whereby number 61 can be found.

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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.



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.