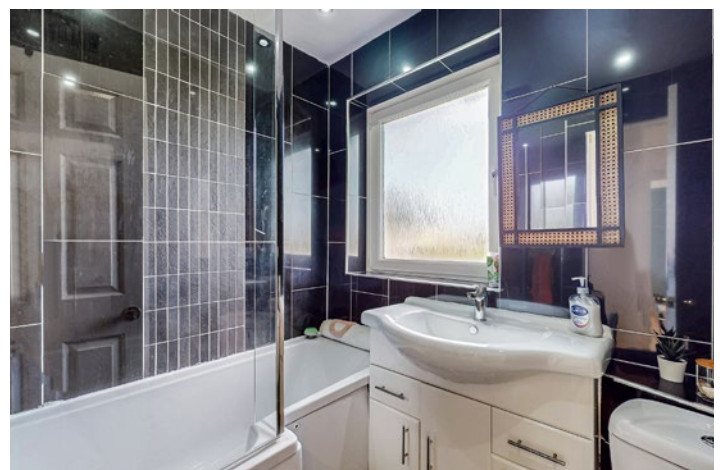




SOLICITORS & ESTATE AGENTS



**Mid Terrace Villa
186 Braehead Road, Glenburn, Paisley PA2 8QD
Offers Over £125,000**



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

Description

This spacious three bedroom mid terrace villa is presented to the market in walk in condition and is located in the popular and well established Glenburn area of Paisley. The property offers bright and generous accommodation throughout, making it an excellent choice for families or first time buyers.

On entering the home, you are welcomed into a bright entrance hallway with access to the main ground floor apartments. The heart of the home is the impressive open plan living and dining room, which spans the length of the property and is filled with natural light from windows to both the front and rear. This large and versatile space provides plenty of room for both relaxation and entertaining. To the rear, the kitchen offers ample floor and wall mounted storage units, contrasting worktops, and space for freestanding appliances, with a door leading directly to the rear garden.

Upstairs, the property features three well proportioned bedrooms, all neutrally decorated and flooded with light. The accommodation is completed by a stylish bathroom comprising a white three-piece suite with bath, overhead shower, wash hand basin, and WC.

The property further benefits from gas central heating and double glazing throughout, ensuring a comfortable and energy efficient home.

Externally, the rear garden is fully enclosed, offering a private space laid mainly to lawn with a patio area, ideal for outdoor dining or children's play. To the front, there is a low maintenance garden and ample on street parking is available.

Glenburn is a popular residential area with a strong sense of community, offering nearby convenience stores, takeaways, schools, and public transport options including regular bus services into Paisley town centre. The town itself provides a wide range of shopping, dining, and leisure amenities, as well as excellent transport links via the M8 motorway and Paisley Gilmour Street train station for easy access to Glasgow and beyond.

This attractive home offers fantastic value and should not be missed. Early viewing is advised.

EPC Rating

D

Measurements

Hallway	8'6" x 5'6" 2.59 m x 1.68 m
Lounge	12'8" x 12'2" 3.86 m x 3.71 m
Kitchen	11'2" x 14'6" 3.41 m x 4.41 m
Dining Room	10'3" x 8'0" 3.12 m x 2.45 m
Hallway	5'0" x 6'0" 1.52 m x 1.83 m
Bedroom 1	12'11" x 12'2" 3.93 m x 3.72 m
Bedroom 2	12'11" x 8'0" 3.93 m x 2.45 m
Bedroom 3	10'3" x 8'6" 3.12 m x 2.58 m
Bathroom	6'5" x 5'4" 1.95 m x 1.62 m



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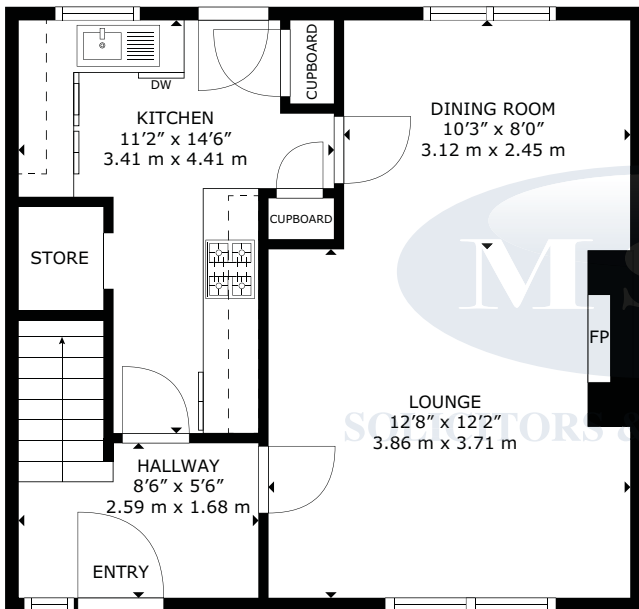
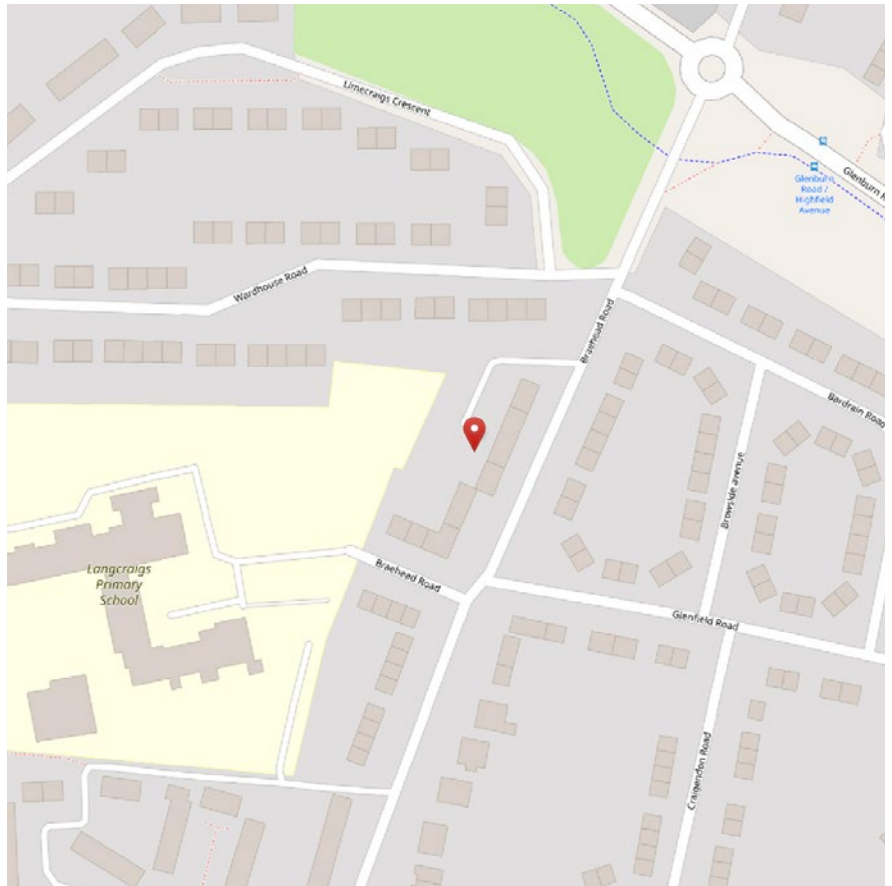
Travel Directions

From MSM head south on Moss Street, turn left onto Gauze Street (A726) and continue onto Neilston Road. Follow Neilston Road uphill for about 1.5 miles. At the roundabout, take the first exit onto Braehead Road. Continue for half a mile 186 Braehead Road will be on your left.

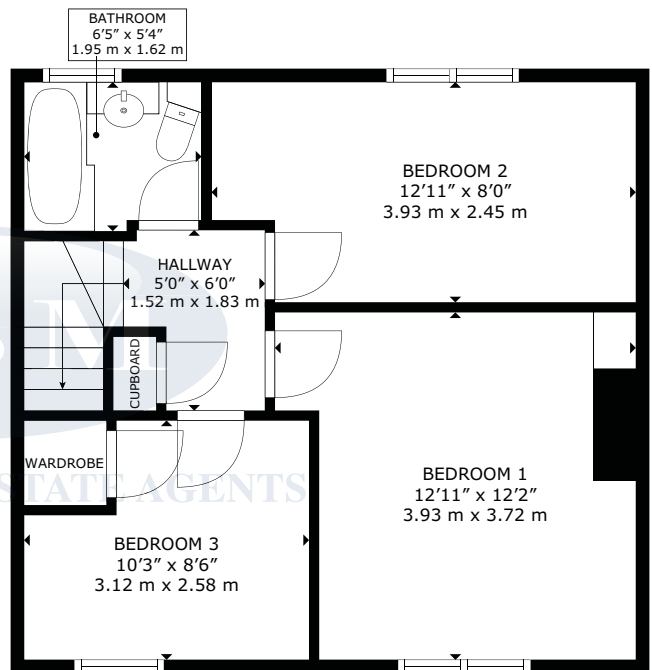
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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate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

GROSS INTERNAL AREA
GROUND FLOOR: 430 sq. ft, 40 m2, FIRST FLOOR: 430 sq. ft, 40 m2,
TOTAL AREA : 861 sq. ft, 80 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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
Telephone 0141 339 5252, Fax 0141 339 4617

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