



3 Ladykirk Crescent

Paisley, PA2 6XB

Fixed asking price £179,995



Patch Estate Agents offers to the market this rarely available, extended 3 bedroom semi detached villa situated in a popular and well established residential pocket of Hunterhill, Paisley.

Accommodation comprises lounge, fitted kitchen, dining /family room, 3 bedrooms, shower room and family bathroom.

Early Viewing Strongly Advised



Seldom available and situated in a much sought after residential pocket of Paisley, this larger styled family home boasts spacious accommodation throughout, private driveway, and secure rear garden.

Accommodation comprises large reception hallway with useful storage, a bright front facing lounge features a large picture window which floods the room with an abundance of natural light. The large fitted kitchen provides ample storage, integrated appliances, complimentary worktop surfaces and tiled splashback. Complementing the lower level is a ground floor rear extension which is a perfect family/dining room.

A feature staircase leads to the upper level where you will find three well proportioned double bedrooms, bedrooms two and three provide excellent storage. Completing the interior is a shower room with feature wet wall and a fully tiled family bathroom comprising white 3 piece suite with high gloss vanity unit and wc.

Glazing

This property benefits from Double Glazing.

Heating

This property benefits from Gas Central Heating.

Parking

This property benefits from Private Parking.

Gardens

This property benefits from front and rear gardens. The enclosed rear garden is laid with paving slabs for ease of maintenance.

PARKING

This property benefits from a private driveway and garage.

Accommodation (sizes are approx)

Lounge 4.67 x 3.85

Fitted Kitchen 4.64 x 2.82

Bedroom 1 4.72 x 3.07

Bedroom 2 3.71 x 2.95

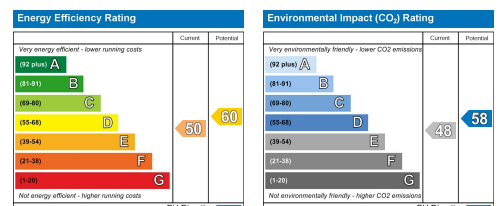
Bedroom 3 3.92 x 2.59

Bathroom 2.13 x 1.81

Area

Paisley has a selection of local and town centre amenities including shops, schools and transport services. Bus and rail links give regular access throughout the area and into Glasgow if required. The M8 motorway network is close by and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Energy Efficiency Graph



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