



## 44 Richmond Drive Paisley, PA3 3TG

Offers over £175,000



\*\*\*\*CLOSING DATE SET WEDNESDAY 22ND MAY @ 12 NOON\*\*\*\*

PATCH ESTATE AGENTS welcomes to the market this stunning, fully refurbished 4 bedroom terraced villa situated in a popular pocket of Linwood, Renfrewshire.

Early Viewing Strongly Advised



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Offered to the market in exceptional order throughout this substantial 4 bedroom family home has been fully refurbished to a high standard by the current owners. Boasting newly fitted windows & doors, modern kitchen & bathrooms new flooring, fresh decor, enclosed garden and residents parking this stylish property is in pristine condition throughout and will surely impress all who view.

Internally the accommodation comprises striking reception hallway with useful storage. The inviting, light and airy lounge/ dining room is a fantastic sociable space freshly decorated in warm neutral tones. A designer fitted kitchen provides excellent storage, integrated appliances, co-ordinating work top surfaces and tiled splashback. A composite part glazed UPVC door provides access to rear garden.

Completing the lower level is a rear facing double sized bedroom which could also be utilized as a home office/study.

Upstairs there are three well proportioned double bedrooms and a contemporary fully tiled family bathroom comprising white 4 piece suite with bath and luxury walk in shower.

**Glazing**

This property benefits from Double Glazing

**Heating**

This property benefits from Gas Central Heating

**Parking**

This property benefits from Residents Car Park

**Gardens**

This property benefits from enclosed rear garden mainly laid to lawn for ease of maintenance. There is a lovely patio area perfect for outside dining and entertaining.

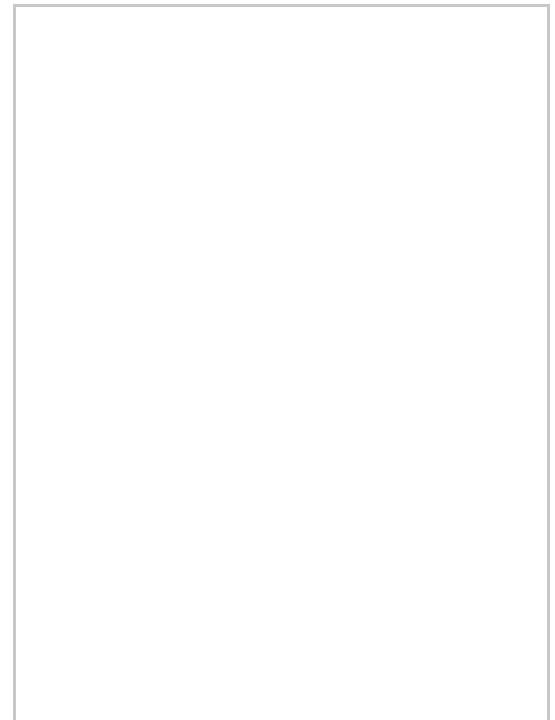
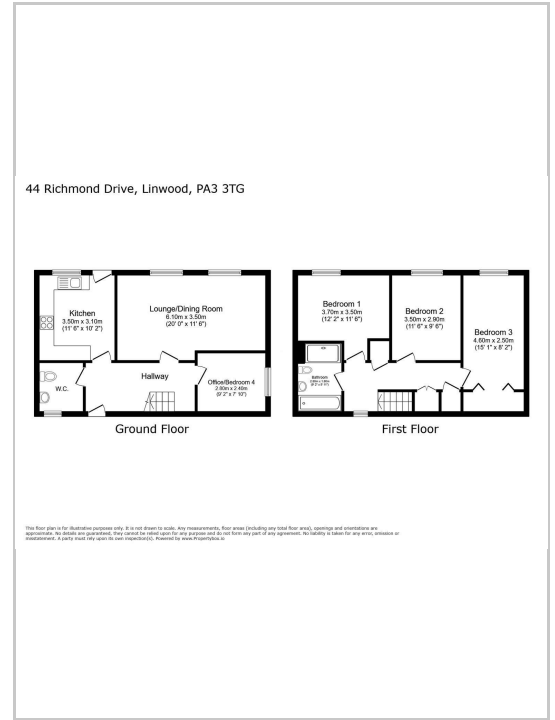
**Accommodation**

- Lounge
- Fitted Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4 (downstairs)
- Bathroom

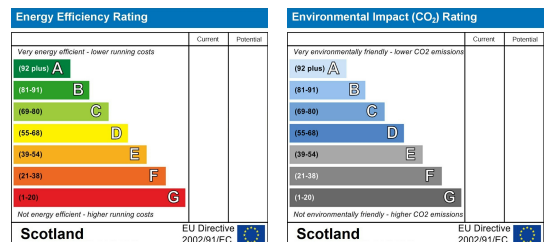
**Area**

Linwood itself offers local shopping, sports/recreational facilities, schooling and regular public transport links. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport and destinations further afield.

**Floor Plans**



**Energy Efficiency Graph**



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