



33 ISLAY CRESCENT, PAISLEY. PA2 8HD.

THIS THREE BEDROOM MID TERRACE VILLA IS LOCATED IN THE POPULAR GLENBURN AREA OF PAISLEY, IDEALLY PLACED FOR ACCESS TO VARIETY OF LOCAL AMENITIES INCLUDING LOCAL SHOPS, BUS ROUTES AND PRIMARY SCHOOLING. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE ON STREET PARKING AVAILABLE. EASILY MAINTAINED FRONT AND REAR GARDEN. GOOD TRANSPORT LINKS ALLOW EASY ACCESS TO PAISLEY TOWN CENTRE AND FURTHER AFIELD. GOOD SIZED FAMILY HOME.



- GOOD SIZED FAMILY HOME
- DOUBLE GLAZING
- ON STREET PARKING
- CLOSE TO ALL AMENITIES
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- GOOD TRANSPORT LINKS
- LOCAL SCHOOLS AND NURSERIES

OFFERS OVER £1 15,000

33 ISLAY CRESCENT, PAISLEY. PA2 8HD.

OFFERS OVER £115,000

ENTRANCE HALLWAY 6' 2" x 5' 9" (1.87M x 1.75M)

OAK VENEER LAMINATE FLOORING. LIGHT GREY WALLS. ACCESS VIA STAIRCASE TO UPPER LANDING WITH SHOWER ROOM AND 3 BEDROOMS.

LOUNGE 17' 11" x 11' 7" (5.47M x 3.54M)

WINDOW TO FRONT AND REAR. ELECTRIC FIRE WITH SURROUND. OAK VENEER LAMINATE FLOORING.

KITCHEN 12' 2" x 11' 11" (3.70M x 3.64M)

KITCHEN HAS WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND AMPLE DARK GREY AND BLACK MOTTLED WOOD EFFECT WORK SURFACES. INTEGRATED DISHWASHER. INTEGRATED HOB, ELECTRIC FAN OVEN AND OVERHEAD EXTRACTOR HOOD. WOOD EFFECT PANELLED CEILING WITH DOWNLIGHTS. OAK EFFECT LAMINATE FLOORING. SPACE FOR SMALL DINING TABLE AND CHAIRS. ACCESS TO WELL MAINTAINED REAR GARDEN AND DRYING AREA.

UTILITY ROOM 7' 4" x 5' 9" (2.23M x 1.75M)

AMPLE WORK SURFACES. WHITE GOODS INCLUDE UNDER COUNTER FREEZER, WASHING MACHINE, FRIDGE / FREEZER. COMBI BOILER. EXTRACTOR FAN. ACCESS TO FRONT OF PROPERTY.

UPPER HALLWAY 9' 1" x 4' 2" (2.78M x 1.26M)

GREY STAIR CARPET. UPPER HALL GIVES ACCESS TO ALL THREE BEDROOMS AND SHOWER ROOM. STORAGE CUPBOARD.

BEDROOM 1 14' 11" x 8' 7" (4.55M x 2.61M)

DOUBLE BEDROOM WITH LAMINATE FLOORING. BUILT-IN STORAGE CUPBOARD. VIEWS OVER FRONT OF PROPERTY.

BEDROOM 2 11' 10" x 8' 11" (3.61M x 2.72M)

BEECH EFFECT LAMINATE FLOORING. STORAGE CUPBOARD. FACING OVER REAR.

BEDROOM 3 12' 0" x 5' 10" (3.65M x 1.79M)

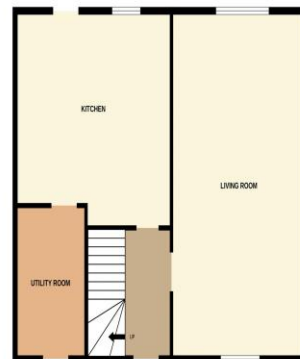
GREY CARPET. STORAGE CUPBOARD. FACING OVER THE REAR.

SHOWER ROOM 7' 4" x 5' 8" (2.24M x 1.73M)

TWO PIECE SUITE AND CORNER SHOWER CUBICLE WITH OVERHEAD ELECTRIC SHOWER UNIT. WALL TILING THROUGHOUT. WHITE MARBLE EFFECT FLOOR TILES.

REAR GARDEN

EASILY MAINTAINED GARDEN AND DRYING AREA. GARDEN HUT.



TOTAL FLOOR AREA: 167.7 sq.m. (1805 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, sections, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrage (2024)

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE.



OFFERS OVER £115,000