



## 11 KILEARN ROAD, PAISLEY. PA3 4QY.

THIS THREE BEDROOM MID TERRACED VILLA IS LOCATED WITHIN A QUIET RESIDENTIAL LOCALE OF PAISLEY AND IS PERFECTLY PLACED FOR EASY ACCESS THE PAISLEY TOWN CENTRE, SCHOOLS AND TRANSPORT LINKS. THE PROPERTY IS AN IDEAL FAMILY HOME AND BENEFITS FROM FRESH DECOR, GAS CENTRAL HEATING, DOUBLE GLAZING, COMMUNAL PARKING, FRONT AND REAR GARDEN. THIS TYPE OF PROPERTY IS RARELY AVAILABLE TO THE MARKET, SO EARLY VIEWING IS STRONGLY ADVISED.



- 3 BEDROOM FAMILY HOME
- GAS CENTRAL HEATING
- COMMUNAL PARKING
- FRESH DECOR THROUGHOUT
- QUIET RESIDENTIAL LOCALE
- DOUBLE GLAZING
- GOOD TRANSPORT LINKS
- TENURE - ABSOLUTE OWNERSHIP

**OFFERS OVER £110,000**

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PAISLEY. PA3 4QY.

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**LOUNGE** 16'9" x 11'5" (5.10M x 3.48M)

SPACIOUS LOUNGE WITH WINDOW TO FRONT. FEATURE WALL. OAK VENEER LAMINATE FLOORING.

**KITCHEN** 9'9" x 9'9" (2.97M x 2.97M)

FITTED KITCHEN HAS WHITE SHAKER STYLE WALL AND BASE STORAGE UNITS WITH AMPLE WORK SURFACES. WHITE SPLASHBACK WALL TILING. VINYL FLOORING. ACCESS TO REAR GARDEN AND DRYING AREA.

**DINING ROOM** 10'0" x 8'1" (3.06M x 2.46M)

DINING ROOM ACCESSED FROM THE KITCHEN HAS AMPLE SPACE FOR DINING TABLE AND CHAIRS. GREY CARPET THROUGHOUT. FACING OVER REAR GARDEN.

**ENTRANCE HALLWAY** 16'5" x 6'2" (5.01M x 1.88M)

OAK VENEER LAMINATE FLOORING. UNDERSTAIR STORAGE CUPBOARD HOUSING ELECTRIC SERVICE METERS. VOKERA COMBI BOILER. CARPETED STAIRCASE TO UPPER APARTMENTS.

**BEDROOM 1** 13'2" x 11'8" (4.01M x 3.55M)

DOUBLE BEDROOM WITH BUILT-IN STORAGE CUPBOARD / WARDROBE. GREY CARPET. VIEWS OVER THE FRONT.

**BEDROOM 2** 11'6" x 9'8" (3.51M x 2.95M)

GOOD SIZE BEDROOM WITH TWO STORAGE CUPBOARD / WARDROBE. FEATURE WALL. GREY CARPET. VIEWS TO THE REAR.

**BEDROOM 3** 10'1" x 8'2" (3.08M x 2.48M)

BEDROOM THREE HAS GREY CARPET. VIEWS OVER THE REAR.

**BATHROOM** 6'4" x 6'0" (1.92M x 1.83M)

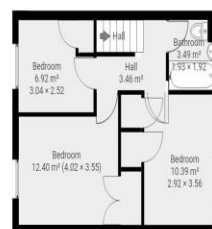
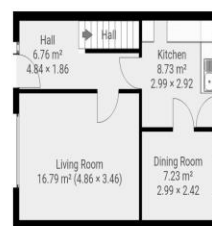
THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT. RIGID SHOWER SCREEN. WALL TILING SURROUNDING BATH AND SHOWER AREA. LIGHT GREY WOODSTAIN EFFECT VINYL FLOORING.

**UPPER HALLWAY**

UPPER HALLWAY GIVES ACCESS TO ALL THREE BEDROOMS AND BATHROOM. OAK VENEER FLOORING. STORAGE CUPBOARDS.

**GARDEN**

GOOD SIZED REAR GARDEN AND DRYING AREA.



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