

Castlehead Properties



## 67 MOORFOOT AVENUE, PAISLEY. PA2 8AB.

THIS TWO BEDROOM END TERRACED HOUSE IS SITUATED IN A QUIET, RESIDENTIAL STREET IN THE GLENBURN AREA OF PAISLEY, WITHIN AN EXCELLENT LOCATION IDEAL FOR ACCESS TO A VARIETY OF LOCAL AMENITIES, INCLUDING LOCAL PRIMARY SCHOOL. THIS IMMACULATE PRESENTED FAMILY HOME BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. PRIVATE DRIVEWAY PARKING TO FRONT, SMALL FRONT GARDEN AND WELL MAINTAINED PRIVATE REAR GARDEN. GOOD TRANSPORT LINKS TO PAISLEY TOWN CENTRE, WITH GILMOUR STREET AND CANAL STREET TRAIN STATIONS, AND THE NEARBY M8 NETWORK. IDEAL MUST BE VIEWED TO BE FULLY APPRECIATED !!



- TWO BED FAMILY HOME
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- GOOD TRANSPORT LINKS
- IMMACULATE PRESENTATION
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- LOCAL SCHOOL NEARBY

**OFFERS OVER £125,000**

**ENTRANCE VESTIBULE** 4' 4" x 3' 5" (1.33M x 1.04M)  
ACCESSED VIA OAK EFFECT UPVC FRONT DOOR TO HALLWAY WHICH HAS BEECH VENEER LAMINATE FLOORING AND NEUTRAL DECOR. UNDERSTAIR STORAGE CUPBOARD.

**LOUNGE** 15' 11" x 13' 8" (4.85M x 4.17M)  
BRIGHT LOUNGE WITH FRONT ASPECT. BEECH VENEER LAMINATE FLOORING. ACCESS VIA STAIRCASE TO UPPER APARTMENT.S

**KITCHEN** 13' 8" x 7' 1" (4.17M x 2.17M)  
KITCHEN HAS AMPLE WALL AND BASE BEECH EFFECT WALL AND BASE STORAGE UNITS, GREY WORK SURFACE AND SPLASHBACK. INTEGRATED 3 BURNER GAS HOB. DOUBLE OVEN. CREAM FLOORING TILING. ACCESS VIA FROSTED GLASS OAK EFFECT UPVC DOOR TO REAR GARDEN AND PATIO AREA.

**UPPER HALLWAY** 6' 8" x 4' 1" (2.02M x 1.24M)  
STAIRCASE AND HALL HAVE CREAM CARPET. ACCESS TO BOTH BEDROOMS, BATHROOM AND LOFT AREA. LOFT HAS BUILT IN LADDER AND USED FOR ADDITIONAL STORAGE.

**BEDROOM 1** 11' 6" x 9' 11" (3.51M x 3.03M)  
BEDROOM HAS BEECH EFFECT LAMINATE FLOORING AND FRONT ASPECT, BUILT-IN MIRRORED DOUBLE STORAGE CUPBOARD / WARDROBE.

**BEDROOM 2** 11' 6" x 6' 9" (3.51M x 2.05M)  
FACING OVER THE REAR OF THE PROPERTY THIS BEDROOM HAS FEATURE WALL AND LIGHT GREY CARPET.

**BATHROOM** 6' 7" x 6' 4" (2.0M x 1.93M)  
THREE PIECE SUITE WITH MIXER SHOWER OVER BATH, RIGID SHOWER SCREEN. WHITE WALL TILING THROUGHOUT. BLACK FLOOR TILES. FROSTED GLASS WINDOW TO REAR.

**REAR GARDEN**  
EASY MAINTAINED REAR GARDEN, DRYING AND PATIO AREA.



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