

Castlehead Properties



## 12 GLENARKLET DRIVE, PAISLEY. PA2 7QA.

THIS THREE BEDROOM MID TERRACED VILLA IS SITUATED WITHIN AN ESTABLISHED RESIDENTIAL AREA IN PAISLEY'S SOUTH SIDE. THE PROPERTY HAS GAS CENTRAL HEATING, DOUBLE GLAZING AND COMPRISES OF OPEN PLAN LOUNGE/DINER, CONSERVATORY AND KITCHEN ON GROUND LEVEL, WITH 3 BEDROOMS, SHOWER ROOM AND LOFT ACCESS ON UPPER FLOOR. PARKING IS ON STREET, FRONT AND REAR GARDEN. SITUATED CLOSE TO ALL LOCAL AMENITIES, TRANSPORT LINKS, AND SCHOOLS. EASY ACCESS TO M8 MOTORWAY NETWORK ALLOWS FOR A QUICK COMMUTE TO GLASGOW CITY CENTRE. THE PROPERTY IS IN NEED OF SOME UPGRADING WHICH IS REFLECTED IN THE ASKING PRICE.



- SOUGHT AFTER LOCALE
- GAS CENTRAL HEATING
- CONSERVATORY
- DOUBLE GLAZING
- 3 BED MID TERRACED VILLA
- ON STREET PARKING
- FRONT AND REAR GARDEN
- CLOSE TO ALL AMENITIES

**OFFERS OVER £125,000**

# 12 GLENARKLET DRIVE, PAISLEY. PA2 7QA.

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### INNER HALLWAY 12' 0" x 8' 1" (3.65M x 2.47M)

ACCESS VIA ENTRANCE PORCH (1.57 x 1.30) TO SPACIOUS ENTRANCE HALL GIVING ACCESS TO OPEN PLAN LOUNGE/DINER, KITCHEN, CONSERVATORY, THEN VIA STAIRCASE TO 3 BEDROOMS AND SHOWER ROOM ON UPPER LANDING.

### OPEN PLAN LOUNGE / DINER 21'5" x 12'10" (6.53M x 3.91M)

OPEN PLAN LOUNGE / KITCHEN HAS WINDOWS TO FRONT AND REAR. LOUNGE HAS DECORATIVE FIRE PLACE. DINER HAS AMPLE SPACE FOR DINING TABLE AND CHAIRS. FRENCH DOORS GIVE ACCESS TO CONSERVATORY.

### KITCHEN 13' 2" x 9' 6" (4.02M x 2.89M)

KITCHEN HAS AMPLE OAK EFFECT WALL AND BASE STORAGE UNITS, GREY SLATE EFFECT WORK SURFACE AND SPLASHBACK WALL TILING. INSET 4 BURNER GAS HOB, ELECTRIC FAN OVEN AND OVERHEAD EXTRACTOR HOOD. INTEGRATED FRIDGE / FREEZER. GREY SLATE EFFECT FLOOR TILES. DOWNLIGHTS. ACCESS TO REAR GARDEN VIA FRENCH DOORS.

### CONSERVATORY 10' 4" x 6' 7" (3.16M x 2.2M)

CONSERVATORY HAS FRENCH DOORS TO REAR GARDEN AND DRYING AREA.

### UPPER LANDING 12' 8" x 6' 4" (3.85M x 1.93M)

GIVES ACCESS TO ALL THREE BEDROOMS, SHOWER ROOM AND LOFT.

### BEDROOM 1 10' 7" x 9' 10" (3.22M x 3.0M)

REAR FACING BEDROOM HAS BUILT IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS.

### BEDROOM 2 11' 5" x 8' 5" (3.47M x 2.56M)

OPEN VIEWS OVER FRONT OF PROPERTY.

### BEDROOM 3 9' 3" x 8' 5" (2.82M x 2.56M)

OPEN VIEWS OVER FRONT. SHELVED STORAGE CUPBOARD / WARDROBE.

### SHOWER ROOM 6' 0" x 5' 10" (1.84M x 1.79M)

MODERN 2 PIECE SUITE WITH VANITY UNIT. DOUBLE SHOWER CUBICLE, OVERHEAD ELECTRIC SHOWER AND GLASS SHOWER SCREEN. GREY POLISHED CONCRETE STYLE WET WALL, WHITE PANELLED WET WALL CEILING.

### REAR GARDEN

EXPANSIVE REAR GARDEN AND DRYING AREA.



12 5 BR MICHAEL PLACE, PAISLEY

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