



52 GLENAPP ROAD, PAISLEY. PA2 7PR.

THIS SPACIOUS TWO BEDROOM SEMI-DETACHED VILLA IS SITUATED WITHIN THE WELL SOUGHT AFTER AREA OF DYKEBAR IN PAISLEY. THE PROPERTY COMPRISES A GOOD-SIZED LOUNGE, AND FITTED KITCHEN WITH AMPLE STORAGE ON THE GROUND FLOOR. UPSTAIRS PROVIDES 2 SPACIOUS BEDROOMS WITH FITTED STORAGE AND A FAMILY BATHROOM WITH ELECTRIC SHOWER. THE PROPERTY IS DOUBLE GLAZED THROUGHOUT WITH GAS CENTRAL AND BOAST AN EXCELLENT OUTDOOR SPACE WITH EASY MAINTENANCE GARDEN AND PERGOLA TO THE REAR FOR OUT DOOR BBQ'S AND EVENTS. THIS PROPERTY WOULD MAKE AN IDEAL FAMILY HOME WITH ITS PROXIMITY TO EXCELLENT PRIMARY AND SECONDARY SCHOOLS. EARLY VIEWING ESSENTIAL.



- 2 BEDROOM SEMI-DETACHED VILLA
- GAS CENTRAL HEATING
- EXCELLENT OUTDOOR SPACE
- GOOD TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- DOUBLE GLAZING
- CLOSE TO LOCAL SCHOOLS
- IDEAL FAMILY HOME

OFFERS OVER £105,000

**52 GLENAPP ROAD,
PAISLEY. PA2 7PR.**

OFFERS OVER £105,000

HALLWAY 19' 7" x 5' 11" (5.97M x 1.8M)

BRIGHT, WELCOMING HALLWAY WITH GREY, WOOD EFFECT LAMINATE AND FINISHED WALLPAPER. PROVIDES ACCESS TO LOUNGE WITH STAIRCASE LEADING TO UPPER FLOOR

LOUNGE 16' 5" x 10' 6" (5.01M x 3.21M)

LARGE LOUNGE WITH OAK EFFECT LAMINATE FLOORING AND DUAL ASPECT VIEWS TO BOTH FRONT AND REAR. WHITE TEXTURED WALLPAPER. ACCESS IS PROVIDED TO THE KITCHEN

KITCHEN 10' 6" x 8' 11" (3.21M x 2.71M)

GOOD SIZED FITTED KITCHEN WITH LIGHT BEACH EFFECT FITTED WALL AND BASE STORAGE, STAINLESS STEEL SINK, BUILT IN ELECTRIC OVEN WITH CERAMIC ELECTRIC HOB AND COOKER HOOD. FLOORING IS LIGHT GREY TILE EFFECT VINYL FLOOR TILES. THIS ROOM OVERLOOKS THE REAR GARDEN.

BEDROOM 1 13' 7" x 10' 8" (4.15M x 3.26M)

GOOD SIZED DOUBLE BEDROOM WITH GREY CARPET AND LIGHT GREY DÉCOR WITH FEATURE WALL OVERLOOKING THE FRONT ELEVATION. STORAGE CUPBOARD/ WARDROBE WITH LOFT ACCESS.

BEDROOM 2 14' 8" x 10' 8" (4.46M x 3.25M)

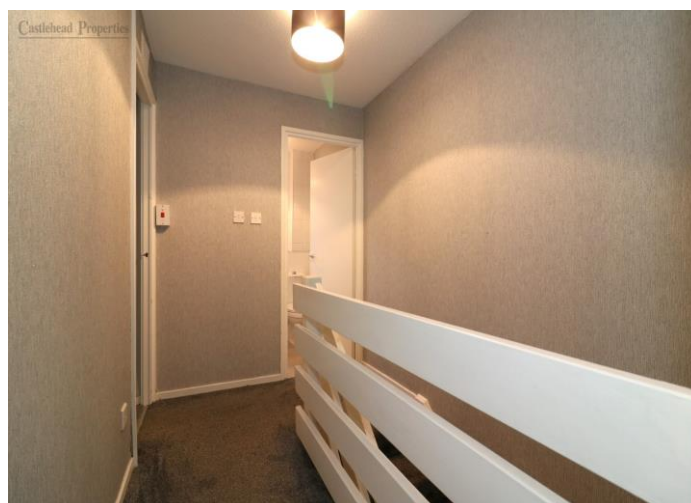
DOUBLE BEDROOM WITH GREY CARPET AND ANIMAL FEATURES WALLPAPER OVERLOOKING THE REAR ELEVATION.

FAMILY BATHROOM 6' 2" x 5' 7" (1.88M x 1.69M)

WHITE 3 PIECE WHITE BATHROOM SUITE WITH ELECTRIC SHOWER, FULLY TILED AROUND WC, WASH HAND BASIN AND BATH WITH RENNIE MACINTOSH STYLE TILES PROVIDING A NICE FEATURE ABOVE THE BATH AREA.

REAR GARDEN

EXCELLENT OUTDOOR SPACE WITH EASY MAINTENANCE GARDEN AND PERGOLA TO THE REAR FOR OUT DOOR BBQ'S AND EVENTS.



Castlehead Properties



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CASTLEHEAD PROPERTIES LTD IT DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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 ON 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 £105,000