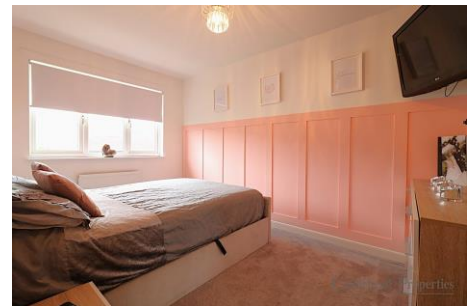




14 ST. PETERS CLOSE, PAISLEY. PA2 8NT.

THIS IMMACULATELY PRESENTED SEMI-DETACHED VILLA IS SET WITHIN A VERY EVER POPULAR AREA. ENJOYING AN ENVIABLE SETTING WITHIN A SMALL SELECT DEVELOPMENT THE PROPERTY OFFERS ACCOMMODATION OVER TWO LEVELS COMPRISING, WARM AND WELCOMING ENTRANCE HALL, CLOAKROOM /WC, IMPRESSIVE LOUNGE WITH MEDIA WALL AND FITTED DINING KITCHEN WITH PATIO DOORS TO GARDEN. THE UPPER LEVEL GIVES ACCESS TO THREE GOOD SIZED BEDROOMS AND FAMILY BATHROOM WITH FOUR-PIECE SUITE. AS YOU WOULD EXPECT OF A PROPERTY OF THIS AGE FURTHER FEATURES INCLUDE DOUBLE-GLAZING, GAS CENTRAL HEATING. EXTERNALLY THERE ARE GOOD PRIMARY AND SECONDARY SCHOOLING. REPRESENTING A FABULOUS SIZED GARDEN GROUNDS FRONT, REAR. ALSO TO THE SIDE OF THE PROPERTY IS A DRIVEWAY PROVIDING OFF STREET PARKING. THE SUPERB SETTING GIVES EASY ACCESS TO LOCAL PAISLEY AMENITIES AS WELL AS EXCELLENT OPPORTUNITY TO PURCHASE WITHIN A SOUGHT AFTER DEVELOPMENT THE AGENTS SUGGEST EARLY VIEWING IMPERATIVE TO AVOID DISAPPOINTMENT.



- 3 BEDROOM FAMILY HOME
- IMMACULATELY PRESENTED
- CLOSE TO LOCAL SCHOOLS
- GAS CENTRAL HEATING
- SMALL UNIQUE DEVELOPMENT
- DRIVEWAY PARKING
- DOUBLE GLAZING
- MODERN, HIGH QUALITY FITTINGS

OFFERS OVER £190,000

14 ST. PETERS CLOSE,
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ENTRANCE HALL 9' 9" x 3' 7" (2.97M x 1.08M)
ENTRANCE HALL HAS OAK HARDWOOD FLOORING ILLUMINATED BY LED LIGHTS. THE FLOORING CONTINUES INTO THE SPACIOUS LOUNGE. FRESH DECOR THROUGHOUT. ACCESS VIA STAIRCASE TO UPPER APARTMENTS.

LOUNGE 16' 7" x 12' 5" (5.06M x 3.79M)
SPACIOUS LOUNGE HAS ATTRACTIVE MODERN DECOR FEATURE WALL MURAL AND IMPRESSIVE MEDIA WALL WITH RECESS FOR TV AND FLAME EFFECT ELECTRIC FIRE WITH LED LIGHTS. UNDER STAIR STORAGE CUPBOARD.

KITCHEN / DINER
FITTED DINING KITCHEN HAS AMPLE HIGH GLOSS GREY WALL AND BASE STORAGE UNITS, CREAM QUARTZ EFFECT WORK SURFACE AND SPLASHBACK TILING. 4 BURNER GAS HOB, OVEN AND COOKER HOOD. BUILT-IN FRIDGE FREEZER, DISHWASHER AND WASHING MACHINE. AMPLE SPACE FOR DINING TABLE AND CHAIRS. UPVC DOUBLE GLAZED SLIDING DOOR TO PRIVATE GARDEN AND PATIO AREA. LARGE WHITE AND GREY MARBLE FLOOR TILES.

DOWNSTAIRS W.C. 5' 11" x 3' 2" (1.81M x 0.96M)
MODERN TWO PIECE SUITE AND TILED MOSAIC FEATURE WALL. SIDE FACING FROSTED GLASS WINDOW. DARK GREY VINYL FLOORING.

UPPER LANDING 12' 5" x 7' 1" (3.79M x 2.17M)
GIVES ACCESS TO ALL THREE BEDROOMS AND FAMILY BATHROOM, HAS GREY CARPET, FRESH DECOR AND STORAGE CUPBOARD.

BEDROOM 1 12' 8" x 8' 6" (3.86M x 2.58M)
THIS MODERN DECORATED BEDROOM HAS BRIGHT, FRESH DECOR AND FEATURED WALL PANNELLING. MIRRORED SLIDING DOOR WARDROBE AND LIGHT GREY CARPET. VIEWS TO THE FRONT.

BEDROOM 2 10' 8" x 8' 6" (3.25M x 2.58M)
THIS BEDROOM HAS STYLISH DECOR WITH GRAFFITI EFFECT FEATURE WALL. RECESS SHELVEING. DARK GREY CARPET AND HAS VIEWS TO THE FRONT.

BEDROOM 3 8' 11" x 7' 1" (2.72M x 2.17M)
THIS BEDROOM IS CURRENTLY SET UP AS A BEAUTICIAN STUDIO WITH BLACK FEATURE WALL AND FRESH DECOR. DARK GREY VINYL FLOORING. REAR FACING WINDOW.

FAMILY BATHROOM 9' 0" x 7' 0" (2.74M x 2.13M)
FAMILY BATHROOM WITH FOUR-PIECE SUITE INCLUDING SHOWER CUBICLE WITH RAINFALL ATTACHMENT. WALL TILING THROUGHOUT WITH FEATURE WALL. GREY FLOOR TILES, WITH CHORME HEATER TOWEL RAIL. FROSTED GLASS WINDOW.

REAR GARDEN
GOOD SIZE PRIVATE REAR GARDEN, DRYING GREEN AND PATIO AREA.



14 ST PETERS CLOSE, PAISLEY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, fixtures and fittings are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any accompanying particulars. The purchaser, solicitor and mortgage lender must make their own inspection and be satisfied as to their suitability for the use intended.

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.

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OFFERS OVER £190,000