



## 24 ACCORD CRESCENT, PAISLEY. PA2 7DZ.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS LOVELY 3 BEDROOM MID TERRACE VILLA SITUATED IN THE HIGHLY DESIRABLE HAWKHEAD VILLAGE DEVELOPMENT. BUILT BY KEIR HOMES. THIS WELL MAINTAINED PROPERTY IS IN WALK-IN CONDITION AND OFFERS THE PERFECT LAYOUT FOR AN IDEAL FAMILY HOME, CONSISTING OF OPEN-PLAN LIVING, DINING, AND KITCHEN SPACE WITH LARGE FLOOR-TO-CEILING WINDOWS GIVING NATURAL LIGHT INTO THE ROOM; AMPLE SPACE FOR DINING TABLE AND CHAIRS; FITTED KITCHEN HAS AMPLE LIGHT GREY STORAGE UNITS, WITH A SELECTION OF INTEGRATED APPLIANCES; CLOAKROOM / W.C.; ACCESS TO EASILY MAINTAINED GARDEN AND REAR PATHWAY. ON THE UPPER LEVEL WE HAVE MASTER BEDROOM FACING OVER THE REAR OF THE PROPERTY WITH PARISIAN-STYLE BALCONY; BUILT-IN STORAGE; EN-SUITE SHOWER ROOM, 2 PIECE SUITE AND STAND ALONE SHOWER CUBICLE WITH ELECTRIC SHOWER; BEDROOM 2 HAS AMPLE BUILT-IN STORAGE AND PARISIAN-STYLE BALCONY; REAR FACING THIRD BEDROOM AND FAMILY BATHROOM WITH 3 PIECE SUITE AND OVER-THE-BATH SHOWER. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING AND DOUBLE GLAZING. NEUTRAL DECOR AND QUALITY FLOORING THROUGHOUT. EASILY MAINTAINED REAR GARDEN IS PERFECT FOR ENJOYING OUTDOOR RELAXING, ALLOCATED OFF-STREET PARKING AS WELL AS AMPLE ON STREET PARKING. SCHOOLS OF BOTH PRIMARY AND SECONDARY LEVELS ARE CLOSE AT HAND, AND A SHORT WALK AWAY IS HAWKHEAD RAILWAY STATION WHICH OFFERS SERVICES TO GLASGOW CITY CENTRE AND OTHER OUTLYING AREAS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- LOVELY FAMILY HOME
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OPEN PLAN LOUNGE/DINING/KITCHEN
- SOUGHT AFTER HAWKHEAD ESTATE
- ALLOCATED OFF-STREET PARKING - AMPLE ON-STREET PARKING
- MODERN FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM/W.C.

**OFFERS OVER £225,000**

**ENTRANCE HALL / VESTIBULE** 7' 2" x 3' 9" (2.18m x 1.15m)

**OPEN PLAN LOUNGE / DINER / KITCHEN** 19' 8" x 16' 11" (6.0m x 5.15m)

**LOUNGE**

**DINING AREA**

**KITCHEN**

**W.C.** 6' 10" x 3' 10" (2.09m x 1.16m)

**UPPER HALLWAY**

**MASTER BEDROOM** 13' 1" x 9' 5" (4.0m x 2.88m)

**MASTER EN-SUITE SHOWER ROOM** 5' 11" x 5' 7" (1.8m x 1.7m)

**BEDROOM 2** 11' 3" x 9' 7" (3.42m x 2.91m)

**BEDROOM 3** 9' 3" x 7' 3" (2.83m x 2.20m)

**FAMILY BATHROOM** 7' 5" x 7' 2" (2.25m x 2.19m)

**REAR GARDEN**



GROUND FLOOR

1ST FLOOR



24 ACCORD CRESCENT

Whilst every attempt has been made to ensure the accuracy of the plan, contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not intended to show details which have not been included and no guarantee as to free operability or efficiency can be given.  
Made with Homeplan 12.01

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 £225,000**