



Marchfield Avenue | | Paisley | PA3 2QD

Offers Over £220,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Marchfield Avenue.

An excellent three-bedroom modern semi-detached villa, in fantastic walk-in condition.

**Property Description**  
This family-friendly cul-de-sac location offers excellent accommodation over two levels. It is clear to see the current sellers have spent a lot of time and effort creating this exceptional home.

The accommodation on offer extends to a welcoming hallway. Leading through into the spacious bay windowed lounge with open outlooks giving lots of natural light. From the lounge you enter the kitchen via a small hall, housing a spacious wc. Completing the ground floor is the modern dining kitchen, benefitting from floor and wall-mounted units with contrasting worktops and patio door access to the substantial rear garden, which is mainly laid to grass with a patio area.

The home's upper floor features three spacious bedrooms, with the master bedroom benefiting from built-in storage and an en-suite shower room. The family bathroom, featuring a three-piece suite and a shower over the bath, completes this level.

The property further benefits from Gas Central Heating, Double Glazing, a cul-de-sac location and a private driveway providing off-street parking.

Marchfield Avenue itself provides an array of local amenities, including local shops, bars, restaurants, and links. Regular bus and train services provide access to and from Paisley and Glasgow, offering more extensive shopping options. The property is also located in the catchment area for popular Primary and Secondary schools. It is also within walking distance to Glasgow International Airport.

The M8 motorway network is also nearby, leading to Glasgow City Centre and other outlying pockets.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

