



OFFERS OVER

£83,000

Napier Gardens

Paisley, PA3 3AW



## PROPERTY SUMMARY

\*\*\* CLOSING DATE FRIDAY 5TH JULY AT 12:00 NOON \*\*\*

Haxton Property welcomes you to No. 29 Napier Gardens, Linwood. Nestling within cul-de-sac setting this splendid one bedroom, End Terrace Villa is the ideal opportunity for first time buyers and professionals alike. Parking facilities located to the front and side rear of the property.

The exterior of the property has been well maintained. There is a paved walkway leading to the front door with small artificial lawned section, entry to the property is gained via a PVC and glazed door. The rear of the property can also be accessed via side footpath leading to side wrought gate, fully enclosed rear garden, garden shed, timber fencing and paved throughout making it easily maintainable, and the ideal space for dining alfresco on a warm summers' day or entertaining family and guests.

The front entrance connects you to the bright welcoming living room which shares the same neutral decor flowing through to the modern and well-appointed fitted kitchen, plumbing provided for washing machine, integrated slimline electric hob and space provided for fridge freezer. The kitchen provides access via PCV and glazed door to the rear enclosed garden. Located off the living room and kitchen you'll find a spiral staircase leading to the upper floor accommodation. Storage cupboard located at the top landing, front facing double bedroom with double built-in wardrobes. Modern white three-piece shower room. The property has been tastefully decorated with neutral tones. The property also benefits from gas central heating and double glazing throughout. The cul-de-sac offers two sizable car parking areas adjacent to the property.

Viewing recommended in order to appreciate this excellent opportunity to acquire a perfect starter home.

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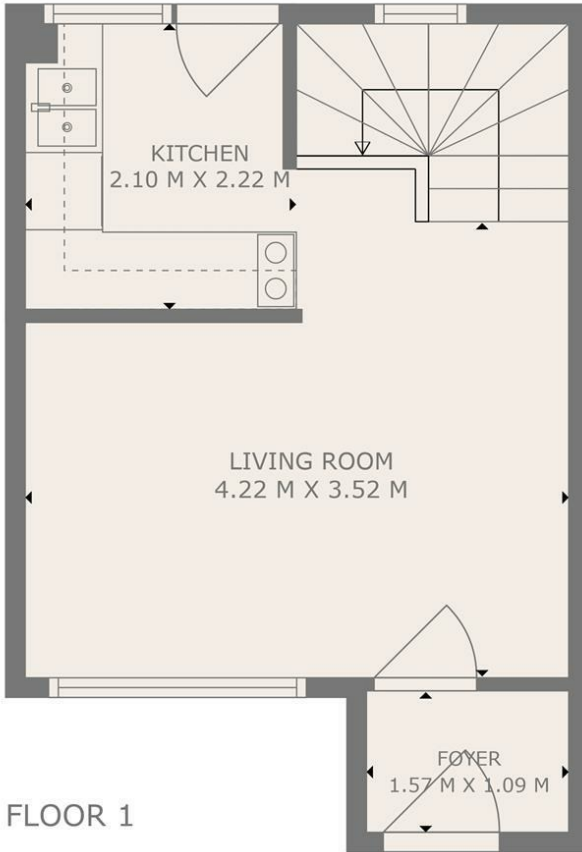










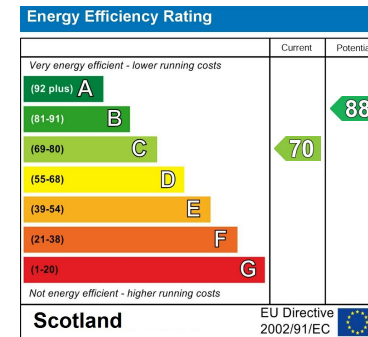


**LOCAL AUTHORITY**  
Renfrewshire Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**TOTAL: 45 m<sup>2</sup>**  
FLOOR 1: 23 m<sup>2</sup>, FLOOR 2: 22 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**HAXTON**  
PROPERTY

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**OFFICE DETAILS**

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