



54 Glenapp Road
Paisley | PA2 7PR

pattison&co

Offers Over £109,000



54 Glenapp Road, Paisley, PA2 7PR

This spacious 2 bed semi-detached villa offering excellent family accommodation is presented to market within a very popular and sought after address in Paisley. The property enters into a welcoming entrance hallway with stairs to the first floor and doors to the sitting room and kitchen. The front facing living room is bright and spacious with a feature fireplace, and benefits from a large window to the front allowing an abundance of natural light to flow in to the property. The rear facing kitchen, spanning the width of the property, is fully fitted with a range of wall and floor mounted units, space for white goods and has ample space for a dining table and chairs. It further benefits from windows overlooking the sizeable back garden and a rear door giving access. Upstairs, there are two well proportioned bedrooms and a family bathroom. Both bedrooms are spacious doubles with fitted wardrobes, with bedroom 1 being front facing and bedroom 2 rear facing. The family bathroom includes full height neutral toned tiling to walls, tiled floor, white sanitaryware and with a walk in shower. The property specification includes gas fired combi boiler and UPVC double glazing, with the exception of the shower room window which is single glazed timber pivot style. Externally there is off street parking on the driveway and a car port as well as expansive gardens to the front and the rear, with the rear gardens being landscaped and providing a tranquil place to enjoy the spoils of the Scottish sun. The location of the property is particularly convenient within Dykebar area of Paisley and is ideally placed for nearby primary and secondary schooling. There are a number of local and reliable bus services providing easy transport links to surrounding areas including, Paisley town centre, Barrhead and Glasgow City Centre.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 5.00m x 1.79m

Living Room: 5.00m x 3.20m

Kitchen: 2.70m x 5.10m

Upper Landing: 2.64m x 1.80m

Bedroom 1: 3.25m x 4.15m

Bedroom 2: 4.44m x 3.20m

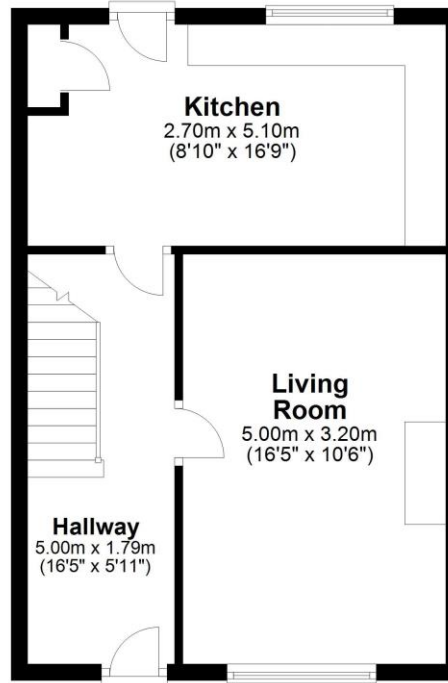
Shower Room: 1.71m x 1.80m



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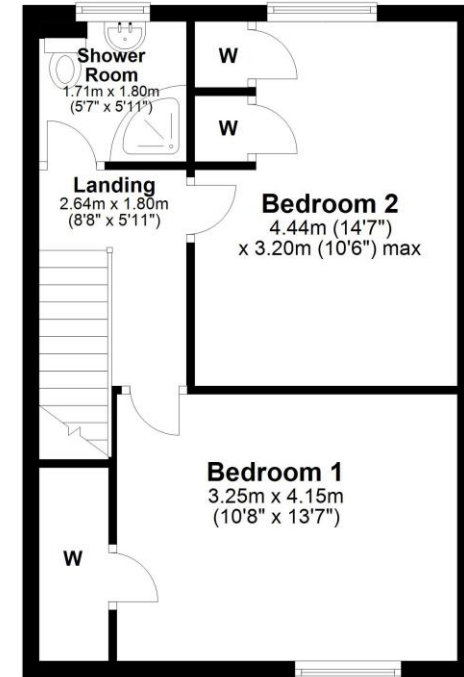
Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 79.5 sq. metres (855.3 sq. feet)