



6 Lothian Crescent
Glenburn, Paisley | PA2 8AQ

pattison&co

Offers Over £99,000



6 Lothian Crescent, Glenburn, Paisley, PA2 8AQ

This well presented and recently renovated 2 bed end terraced villa is offered to market in the popular Glenburn area in Paisley south. The property enters by a private front garden off of a quiet residential street, with the entrance door opening in to a bright and welcoming hallway giving access to all apartments. The spacious living/dining room benefits from a front facing double window allowing for an abundance of natural light to flow in to the property. The rear facing kitchen benefits from wall and floor mounted cabinetry with white goods which will be left for the purchaser, and provides tranquil views of the onwads rear garden grounds. The current owners have very recently installed new flooring throughout the property, professionally decorated the lounge/diner, hall and staircase and installed new internal doors throughout making this home truly walk in condition. Upstairs, there are 2 well proportioned bedrooms each with space aplenty for a double bed with storage. Bedroom 1, the master bedroom, is front facing and includes bonus cupboard space. Bedroom 2 is rear facing. The family bathroom includes full height white tiling with feature, walk in shower, white sanitaryware and chrome towel rail. Externally, there is a well maintained and spacious garden to the rear of the property. The wooden shed is less than 1 year old and will be sold with the property. The property specification includes Ideal gas fired boiler and double glazed UPVC windows. The property offers flexible and spacious accommodation suitable for a range of buyers with it's ideal mid terraced position. Parking is on street, and access to the rear gardens is via a pend located between 6 and 4 Lothian Crescent. The property is located in close proximity to a range of local schools such as Glenburn Pre 5 Centre and Bushes Primary School. Nearby Neilston Road offers all usual amenities, and Paisley Canal train station is a short journey away. Further, the nearby M8 motorway network connects the property to the remainder of the central belt with ease.



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

Hallway: 2.84m x 2.15m

Living / Dining Room: 6.25m x 3.36m

Kitchen: 3.31m x 2.76m

Landing: 1.29m x 2.01m

Bedroom 1: 3.20m x 5.30m

Bedroom 2: 3.09m x 4.20m

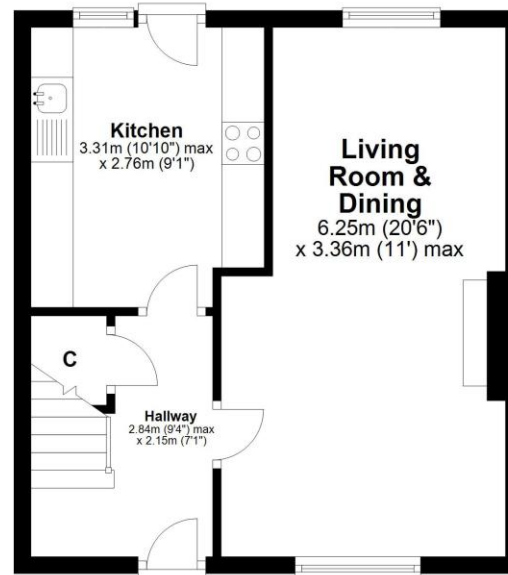
Shower Room: 1.70m x 2.01m



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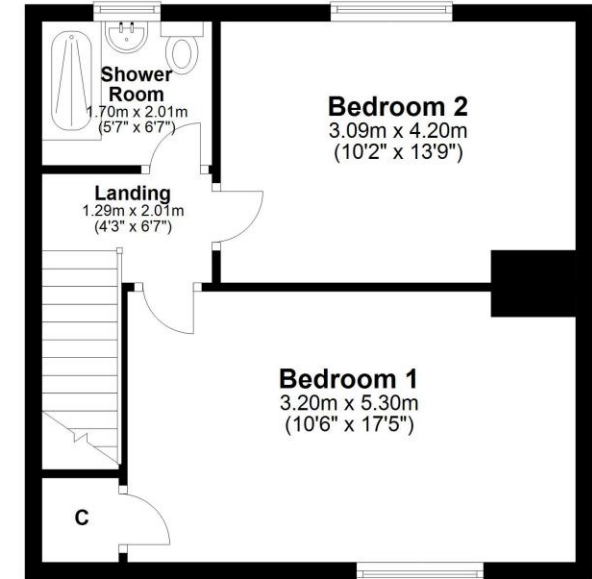
Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	64	
39-54	E		
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. 75.1 sq. metres (808.5 sq. feet)