



59 Huntly Terrace  
Paisley | PA2 6TZ

pattison&co

Offers Over £110,000



### 59 Huntly Terrace, Paisley, PA2 6TZ

This 3 bed end terraced villa is offered to market in the popular south east of Paisley. 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 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 space for white goods, and provides tranquil views of the onwards and expansive rear garden grounds. Located off of the hall there is a neutrally decorated shower room benefitting from full height tiling to walls, tiled floors and white sanitaryware. Upstairs, the landing provides access to 3 well proportioned bedrooms and benefits from a large storage cupboard. Bedroom 1, the master bedroom is front facing and benefits from integrated mirrored cupboard storage. Bedrooms 2 and 3, both rear facing, each provide cupboard space in addition. Each of the bedrooms provide space aplenty for a double bed and storage. Externally, there is a well maintained garden to the rear of the property featuring a patio area to soak the spoils of the Scottish sun and timber shed which has been fitted with electric lighting and RCD power sockets, and an outdoor tap. Overall, the property includes a large and well stocked garden to the front, side and rear. The property specification includes gas central heating and UPVC double glazed windows. Parking is on street. The property requires a degree of modernisation though offers flexible and spacious accommodation suitable for a range of buyers with it's ideal end terraced position. The property is located in close proximity to a range of local schools such as Lochfield early learning and childcare, and both Todholm and St Charles RC primary schools. Nearby Barrhead Road offers all usual amenities and provides convenient and reliable bus services. Further, Paisley Canal train station is a short journey away, and the nearby M8 motorway network connects the property to the remainder of the central belt with ease.



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

Hallway: 2.80m x 1.75m

Living Room: 4.70m x 3.90m

Kitchen: 4.65m x 2.80m

Shower Room: 2.10m x 1.80m

Landing: 4.15m x 2.20m

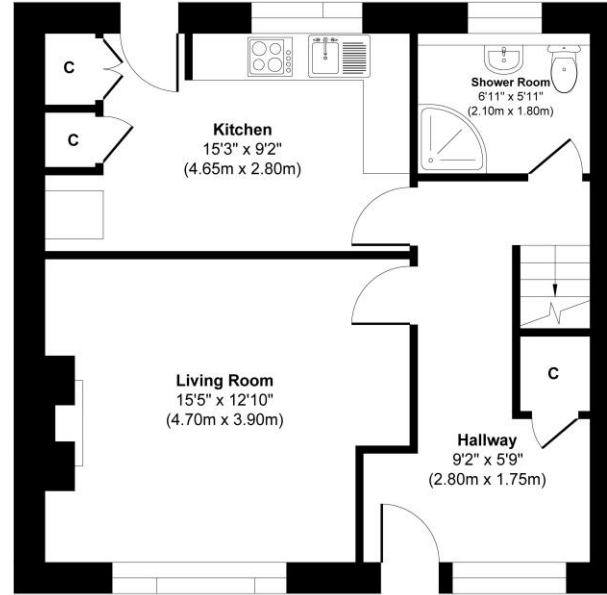
Bedroom 1: 4.70m x 3.00m

Bedroom 2: 3.70m x 3.40m

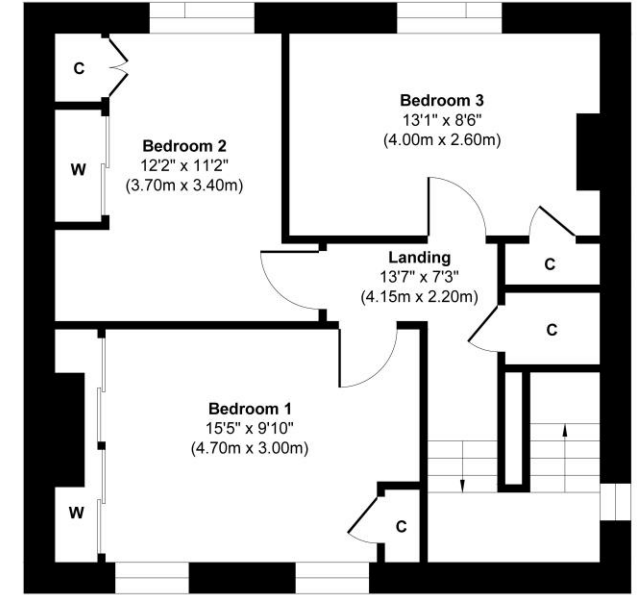
Bedroom 3: 4.00m x 2.60m



## Huntly Terrace, Paisley, PA2 6TZ



Ground Floor  
Approximate Floor Area  
514 sq. ft  
(47.73 sq. m)



First Floor  
Approximate Floor Area  
514 sq. ft  
(47.73 sq. m)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

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



Approx. Gross Internal Floor Area 1028 sq. ft / 95.46 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

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.