



**SOLICITORS & ESTATE AGENTS**



**MID TERRACE VILLA  
62 KELHEAD AVENUE, PENILEE G52 4AA  
Offers Over £110,000**



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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Development opportunity! Larger MID TERRACE VILLA offering generously proportioned family accommodation with a flexible layout. The property at present has gas central heating and double glazing (excluding downstairs toilet) however requires general modernisation and offers fabulous potential.

Decorative double glazed and PVC front door onto reception hall. Near 17' lounge with aspects over rear garden. Separate dining room/bedroom four with aspects to front. Kitchen with deep pantry storage cupboard and rear hall with door to garden and access to downstairs toilet.

First floor: landing with deep storage cupboard, three further double bedrooms and bathroom.

The property is centrally situated within this popular district convenient for schooling and shopping available on Paisley Road West, being only a few minutes from Braehead shopping centre, motorway and Clyde Tunnel and Expressway.

## EPC Rating

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## Measurements

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<b>LOUNGE</b>	<b>16'10 (5.14m) x 11'6 (3.52m)</b>
<b>DINING/BEDROOM FOUR</b>	<b>12'2 (3.72m) x 10'3 (3.14m)</b>
<b>KITCHEN</b>	<b>12'10 (3.92m) x 9'1 (2.78m)</b>
<b>TOILET</b>	<b>4'2 (1.28m) x 2'3 (0.37m)</b>
<b>FIRST FLOOR</b>	
<b>BEDROOM ONE</b>	<b>16'10 (5.14m) x 10'4 (3.15m)</b>
<b>BEDROOM TWO</b>	<b>13'9 (4.21m) x 12'5 (3.80m)</b>
<b>BEDROOM THREE</b>	<b>12'10 (3.92m) x 8'2 (2.51m)</b>
<b>BATHROOM</b>	<b>10'1 (3.09m) x 6'2 (1.88m)</b>



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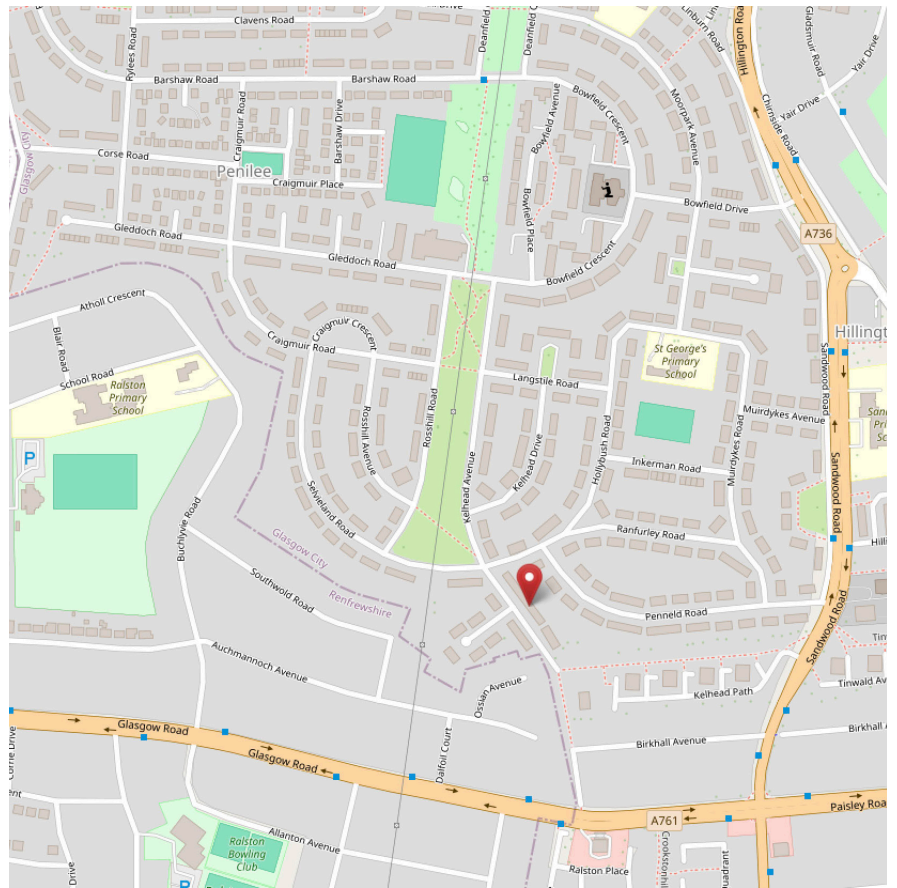
## Travel Directions

Travelling west along Bowfield Crescent from the junction with Bowfield Drive turn first left onto Kelhead Avenue and number 62 is on left past the junction with Hollybush Road.

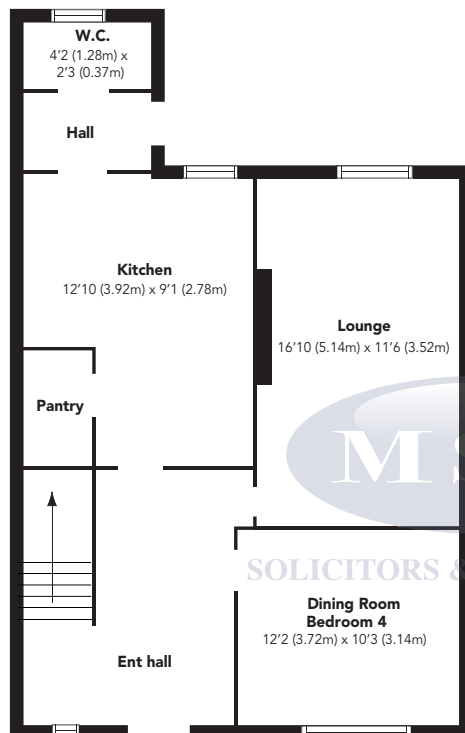
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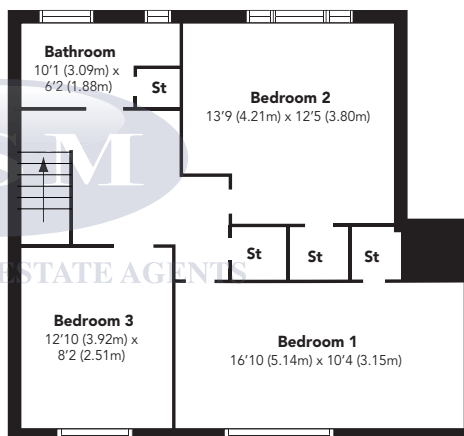
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



### GROUND FLOOR



### FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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