



SOLICITORS & ESTATE AGENTS



**Semi Detached Villa
3 Limecraigs Avenue, Paisley PA2 8RA
Offers Over £100,000**



VIEWING

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

Description

New to the market is this well-positioned two bedroom semi detached villa located on the popular Limecraigs Avenue in the Glenburn area of Paisley. This home offers excellent potential for buyers seeking a property they can put their own stamp on. Internally, the accommodation comprises a welcoming entrance hallway leading to a bright and airy front facing lounge, and a well proportioned kitchen fitted with a range of wall and base units, providing ample worktop space for everyday cooking. Off the kitchen is a practical utility room with plumbing and storage space, and this in turn offers direct access to the rear and side gardens ideal for everyday access, gardening, or entertaining. Upstairs, the property boasts two spacious double bedrooms, both with built in wardrobe storage, and a family bathroom complete with three piece suite. While some modernisation may be required, the layout, size, and setting of the home offer huge scope for improvement and long term enjoyment.

Externally, the property benefits from a generous wrap around garden which extends to the front, side, and rear. The rear garden is mainly laid to lawn and offers privacy with mature hedging and fencing, while the side garden provides further outdoor space with great potential for landscaping or extending the home, subject to necessary consents with ample on street parking available directly outside the property.

The surrounding area of Glenburn is a well established residential district known for its strong community feel, green surroundings, and access to excellent amenities. Limecraigs Avenue itself is a quiet, family friendly street with minimal through traffic, making it an appealing location for young families and downsizers alike. The area is well served by a variety of local shops, cafes, and takeaways, along with reputable schools at both primary and secondary levels, many within walking distance. There are regular bus services into Paisley town centre, which offers a wider selection of supermarkets, leisure facilities, and retail outlets. For commuters, the M8 motorway, Glasgow Airport, and Glasgow city centre are all easily accessible. Outdoor enthusiasts will also appreciate the proximity to the Gleniffer Braes Country Park, offering miles of scenic walking trails, picnic spots, and panoramic views across the Clyde Valley and beyond. This is a superb opportunity to acquire a home with great potential in a peaceful yet well-connected part of Paisley.

EPC Rating

D

Measurements

ENTRY	4'0" x 4'7" 1.22 m x 1.40 m
HALLWAY	10'6" x 8'3" 3.20 m x 2.52 m
LOUNGE	10'7" x 15'4" 3.22 m x 4.66 m
KITCHEN	10'5" x 6'7" 3.18 m x 2.00 m
REAR HALLWAY	5'2" x 10'3" 1.58 m x 3.13 m
UPPER HALLWAY	9'0" x 4'11" 2.74 m x 1.51 m
BEDROOM 1	10'7" x 15'4" 3.22 m x 4.66 m
BEDROOM 2	11'5" x 10'0" 3.48 m x 3.05 m
BATHROOM	8'0" x 4'11" 2.45 m x 1.51 m



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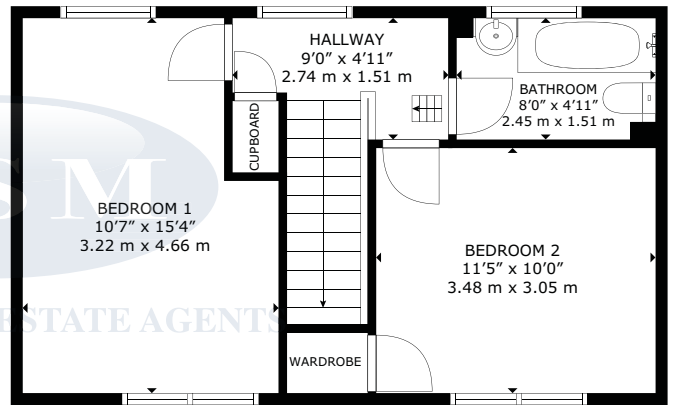
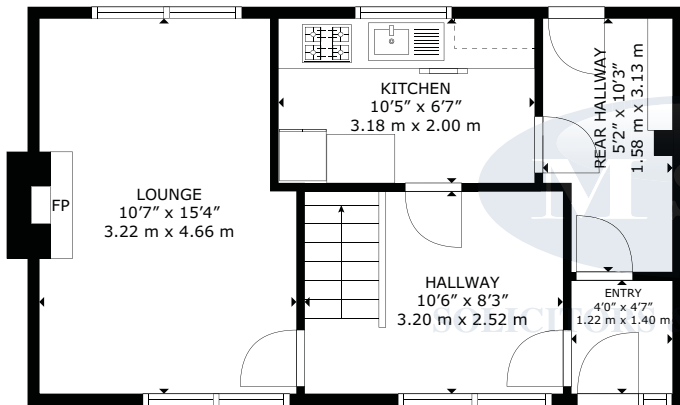
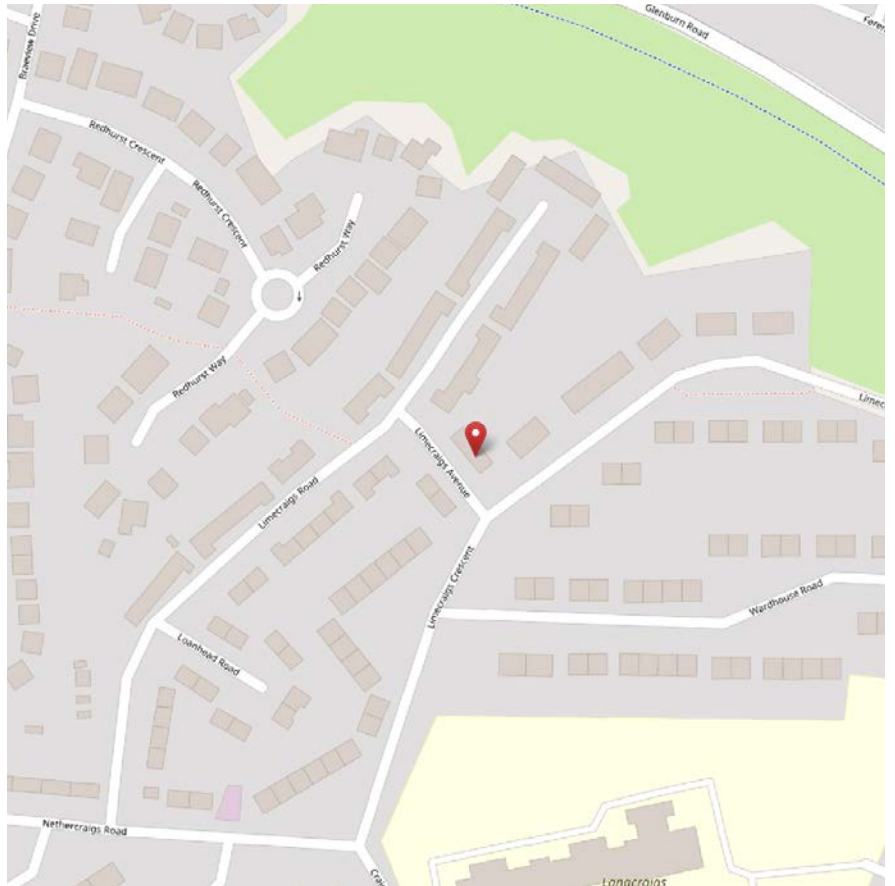
Travel Directions

From MSM Law, 51 Moss Street, head onto St Mirren Street, then continue along Gauze Street and Mill Street. Follow the A726, turn right onto Braehead Road, then left onto Glenburn Road. Turn right onto Limecraigs Avenue number 3 will be on your left.

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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.



GROSS INTERNAL AREA
GROUND FLOOR: 398 sq. ft., 37 m², FIRST FLOOR: 398 sq. ft., 37 m²,
TOTAL AREA: 796 sq. ft., 74 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

43 Crow Road, Partick, Glasgow G11 7SH
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