



SOLICITORS & ESTATE AGENTS



**Mid Terrace Villa
19 Foxbar Drive, Paisley, PA2 0RQ
Offers Over £120,000**



VIEWING

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

Description

Positioned within a quiet and well established pocket of Paisley, 19 Foxbar Drive presents a superb opportunity to acquire a spacious three bedroom family home with excellent scope for modernisation. Set within generous garden grounds, this property offers flexible living accommodation, bright rooms throughout, and wonderful potential to create a contemporary family home in a sought after location.

The accommodation is arranged over two levels. On the ground floor, a welcoming entrance hallway leads through to a bright and spacious lounge/dining room, featuring large windows to the front and rear that flood the space with natural light, perfect for family relaxation or entertaining. The kitchen is fitted with a range of storage units and provides access to a utility space, offering additional worktop and appliance areas along with access to the rear garden.

Upstairs, there are three well proportioned bedrooms, two of which feature large built in wardrobes, providing excellent storage. The shower room includes an accessible walk in shower enclosure, WC, and wash hand basin.

Externally, the property boasts both private front and rear gardens, providing scope for landscaping or outdoor seating areas. The rear garden enjoys a good level of privacy and includes a garage, ideal for storage or workshop use. There is on street parking available to the front of the property.

Situated within the popular Foxbar area, the home benefits from proximity to local shops, primary and secondary schools, and regular bus services connecting to Paisley town centre. Paisley itself offers a wide range of retail, leisure, and dining options, as well as excellent road and rail links to Glasgow city centre, Glasgow Airport, and beyond via the M8 motorway network.

This is an excellent opportunity for buyers seeking a spacious, well located home with the potential to upgrade and add value in a family-friendly area.

EPC Rating

C

Measurements

HALLWAY	8'2" x 11'6" 2.49 m x 3.51 m
LOUNGE	12'10" x 11'6" 3.91 m x 3.51 m
DINING ROOM	7'7" x 9'4" 2.31 m x 2.84 m
KITCHEN	8'1" x 9'4" 2.46 m x 2.84 m
UTILITY ROOM	5'0" x 9'4" 1.52 m x 2.84 m
BEDROOM 1	12'11" x 9'7" 3.94 m x 2.92 m
BEDROOM 2	8'7" x 11'6" 2.62 m x 3.51 m
BEDROOM 3	9'4" x 8'6" 2.84 m x 2.59 m
SHOWER ROOM	6'1" x 5'8" 1.85 m x 1.73 m



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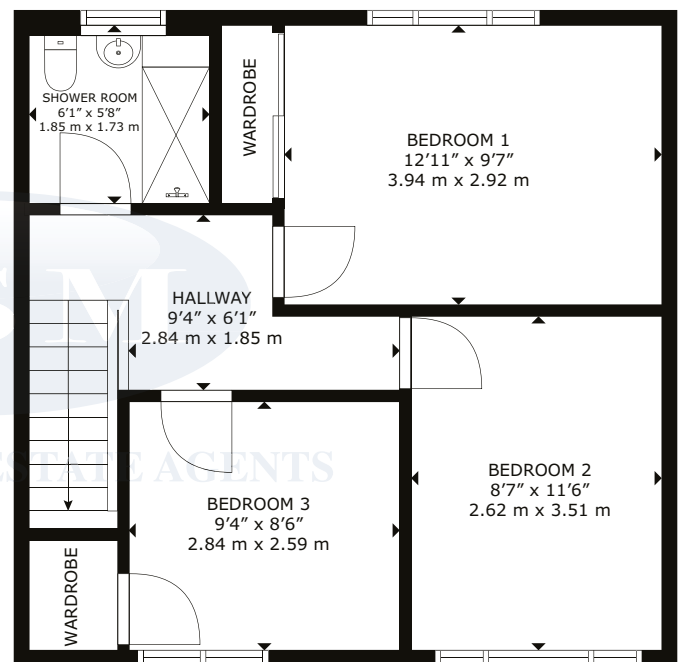
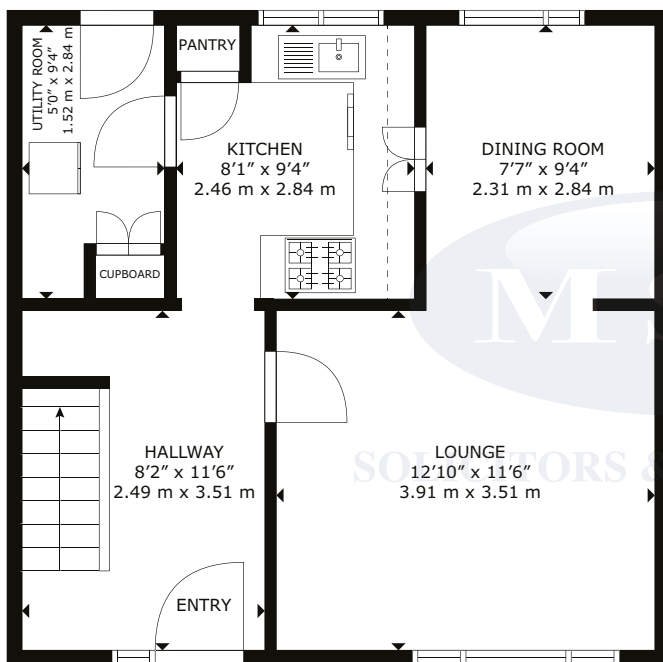
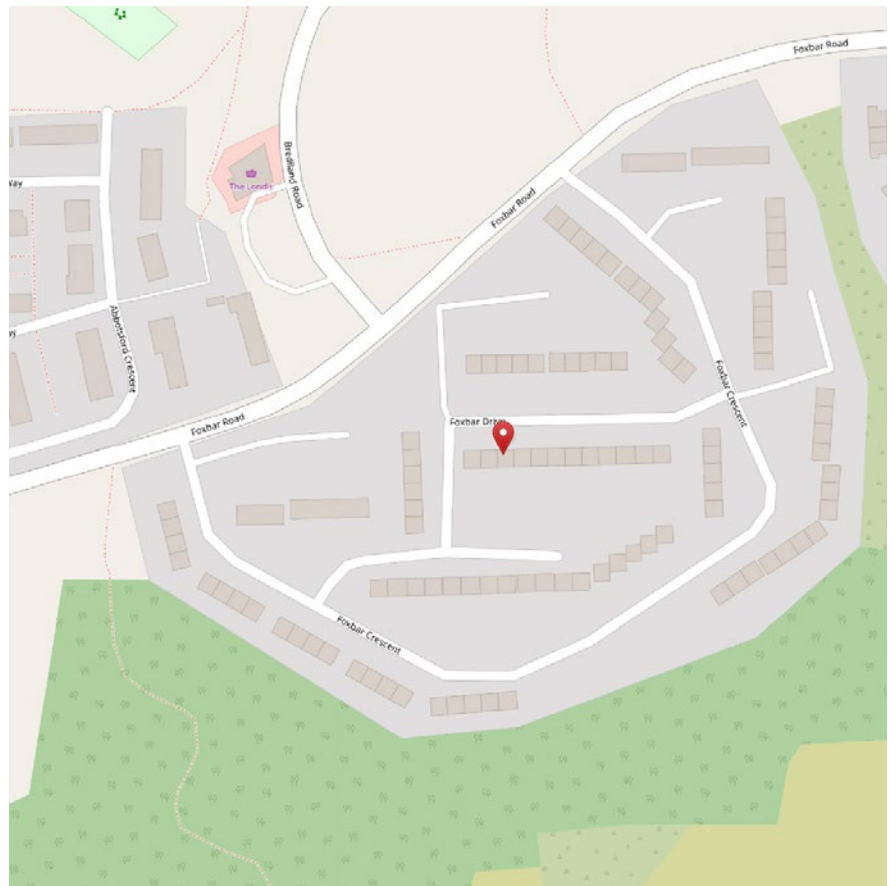
Travel Directions

From MSM, 51 Moss Street, Paisley PA1 1DR, head southwest on Moss Street towards Gauze Street and continue onto Causeyside Street. Follow Causeyside Street for approximately 1.5 miles, passing through the main Foxbar junction. Turn right onto Brediland Road, then continue straight onto Foxbar Drive. Follow Foxbar Drive for around half a mile, and number 19 will be located on the right-hand side.

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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: 474 sq. ft, 44 m², FIRST FLOOR: 474 sq. ft, 44 m²,
TOTAL AREA : 948 sq. ft, 88 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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