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ESTATE AGENCY

**121** Ivy Gardens,  
Paisley PA1 2BT

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This modern terrace townhouse is beautifully presented and positioned in a residential courtyard setting developed by O'Brien Homes in 2019.

The upgraded accommodation comprises entrance hallway which has access to a ground level WC front facing modern kitchen with a selection of wall & base units and integrated appliances including washer, fridge/freezer, oven, hob, extractor hood, dishwasher, microwave oven and washer/dryer. The dining size lounge is at the rear of the property and has an understairs storage cupboard and sliding patio doors opening to the low maintenance garden.

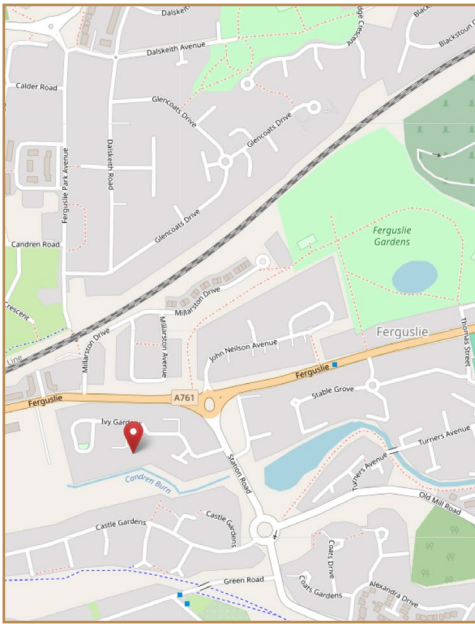
On the first floor there are two well proportioned

bedrooms, one with fitted mirrored wardrobes the other currently used as a home office. Also on this floor is the house three piece bathroom. Continuing up the carpeted stairwell leads to the principal bedroom and bedroom three. The principal bedroom has the benefit of an en suite shower, wardrobe and open vistas. Bedroom three also benefits from a built in fitted wardrobe.

The property specification includes gas central heating, double glazing and an EV charge point.

The property has a private garden to the rear which has a patio and timber deck. To the front there is a monobloc driveway providing parking for two cars.





EPC rating

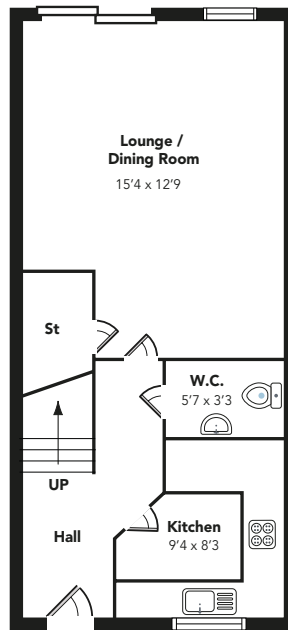
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Office  
Paisley

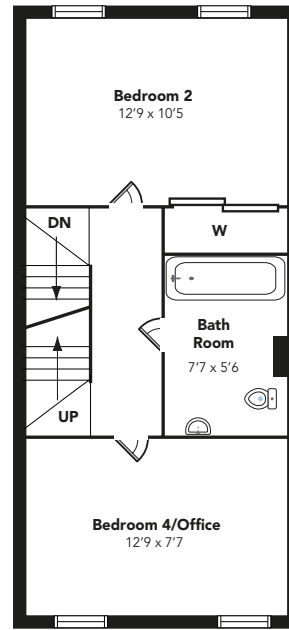
**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

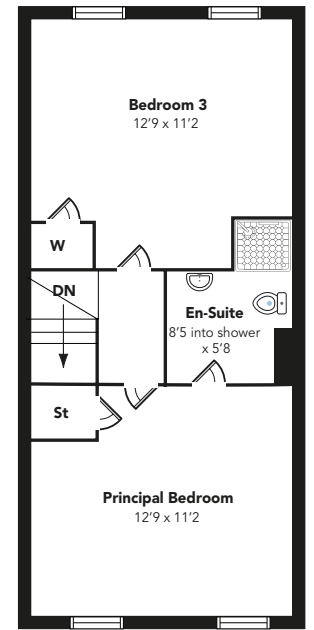
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans

## Our Offices

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