





MQ Estate Agents are delighted to present to the market this seldom available, spacious and adaptable family home, quietly located in Paisley. The property comprises of a lounge, kitchen, dining room, four double bedrooms, a four piece bathroom, utility, WC, generous garden space, driveway and garage. This would be an ideal opportunity for a variety of purchasers including those looking to upsize and find their forever home. The property further benefits from gas central heating and double glazing throughout.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

RECEPTION HALLWAY

21' 3" x 6' 6" (6.5m x 2m) The entrance hallway is a welcoming space with laminate flooring and walls painted in warm tones.

LOUNGE/SITTING ROOM

18' 8" x 14' 9" (5.7m x 4.5m) The lounge overlooks the front of the room and there is a bay window which floods the room with natural light. flooring is laid to a grey laminate and walls are painted a warm colour scheme. The gas fireplace makes the perfect focal point. An ideal space for relaxing or entertaining family and friends.

KITCHEN

10' 11" x 8' 6" (3.33m x 2.6m) The family kitchen comprises of a variety of wall, floor and tower mounted units in a light, handle-less finish with complementing wood effect work surfaces. There is an integrated gas hob, microwave, dishwasher, oven and grill. The room is complete with spotlight lighting.



DINING ROOM

14' 5" x 10' 5" (4.4m x 3.2m) The dining room is just off the kitchen and has French doors leading out to the rear garden. Flooring is laid to a wood effect laminate and there is spotlight lighting.

MASTER BEDROOM

15' 8" x 12' 1" (4.8m x 3.7m) The master bedroom is a great size and has wall to wall, fitted wardrobes creating wonderful storage space. Flooring is laid to carpet and walls are painted in a light tone. There is spotlight lighting.

BEDROOM TWO

14' 1" x 13' 5" (4.3m x 4.1m) The second double bedroom is on the first floor. Flooring is laid to carpet and there is ample space for additional bedroom furniture. There is spotlight lighting.

BEDROOM THREE

11' 1" x 9' 10" (3.4m x 3m) The third bedroom is on the lower floor and overlooks the rear of the property. Flooring is laid to a plush light carpet and walls are painted in light, warm tones.

BEDROOM FOUR/FAMILY ROOM

12' 1" x 11' 9" (3.7m x 3.6m) The fourth double bedroom/family room is on the lower floor. Floors are laid to carpet and walls painted in a fresh white. There is ample space for additional furniture and the bay window brings in an abundance of natural light.

BATHROOM

8' 10" x 8' 10" (2.7m x 2.7m) The fully tiled, four piece bathroom comprises of a fully enclosed shower with waterfall shower, bath with central taps, low flush WC and wash hand basin. The room is complete with spotlight lighting a a chrome towel radiator.



WC

5' 2" x 3' 3" (1.6m x 1m) The WC is just across from the utility space and comprises of a low flush WC and wash hand basin.

GARAGE

17' 4" x 10' 9" (5.3m x 3.3m)

GARDENS

The property benefits from a large wrap-a-round garden with a variety of easily maintained finishes. To the rear there is a tiered space with paving, decorative gravel, lawn, decking area and greenhouse. There is also access to the







garage and there is a handy large, store. To the front, the garden is mainly laid to lawn and a gravel driveway for various vehicles.

LOCATION

Selkirk Avenue is located in a highly sought after area in Paisley which is quiet and has well maintained and tranquil surroundings. You have a wide range of local amenities available to you including convenience stores and schooling at all levels. Paisley City Centre provides a great range of shopping opportunities with supermarkets, restaurants, pubs and regular artisan markets as well as theatre and art groups. Transport links are great here too with regular buses and access to the M8 taking you to Glasgow, Edinburgh or beyond.

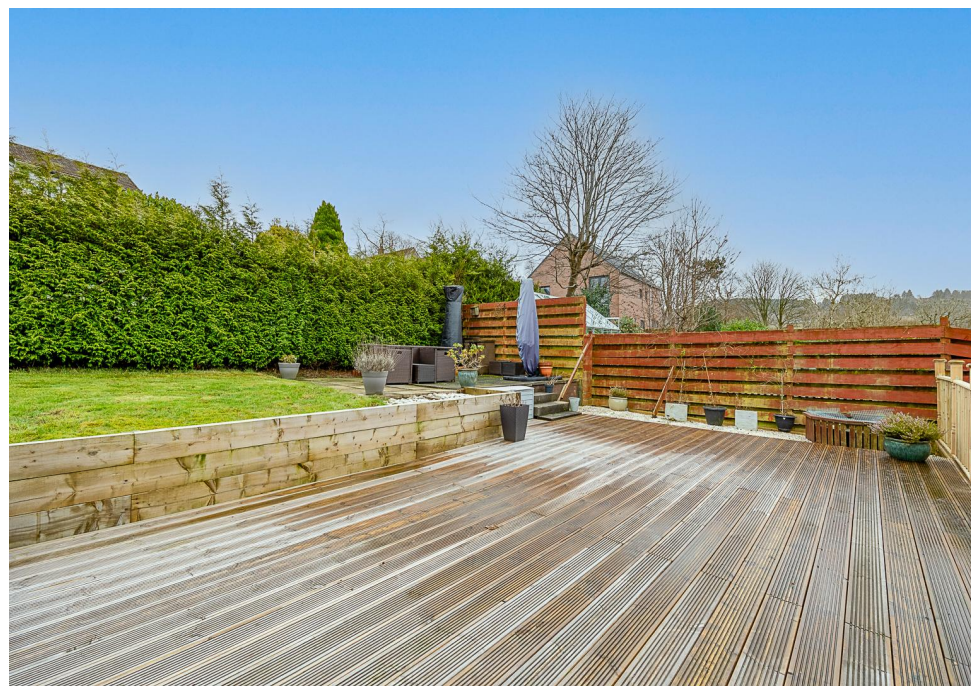
VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful family home has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

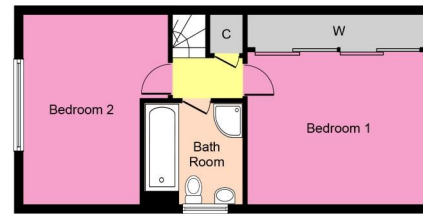




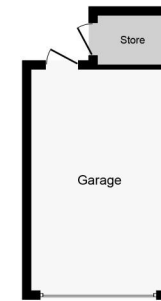




Ground Floor



First Floor



Outbuilding