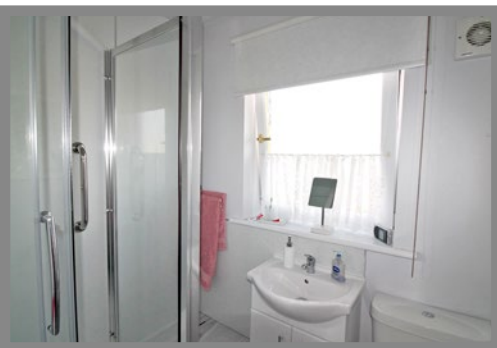
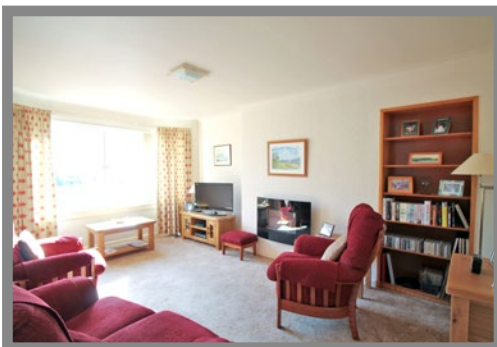




38 Bathgo Avenue  
Paisley  
PA1 3EA





#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are 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.

## LOCATION

Wright & Crawford are delighted to present to the market this rarely available, well-proportioned extended two bedroomed end terraced villa situated within a desirable and sought after area. Early internal viewing of this lovely family home is advised to fully appreciate the level of accommodation on offer!

This lovely home is ideally placed for access to amenities including Ralston primary school, leisure facilities and road networks.

## ACCOMMODATION

The generous family accommodation comprises: Reception hallway, spacious front facing lounge, kitchen with a selection of wall and base units, dining room to the rear overlooking the gardens. The upper landing also provides access to the front principle bedroom, the 2nd bedroom is to the rear of the property. A modern shower room, completes the upper landing. The subjects benefit from gas central heating, double glazing. To the front of the property the gardens are easily maintained, the rear garden is mainly lawn. This end terraced property benefits from having a driveway, providing off street parking.

## MEASUREMENTS

Lounge	11'10 x 15'58
Kitchen	6'68 x 15'23
Dining Room	9'24 x 15'94
Main Bedroom	11'66 x 12'04
Bedroom 2	8'21 x 10'24
Shower Room	6'37 x 5'74

## EPC BAND

D

## COUCL TAX

Band E

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211

