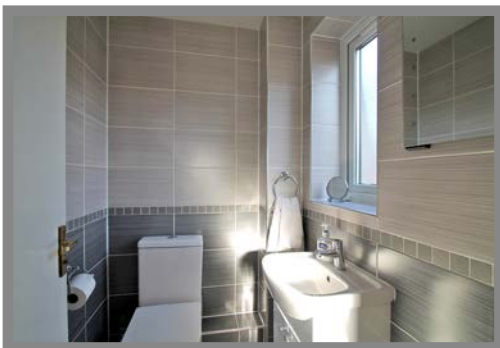
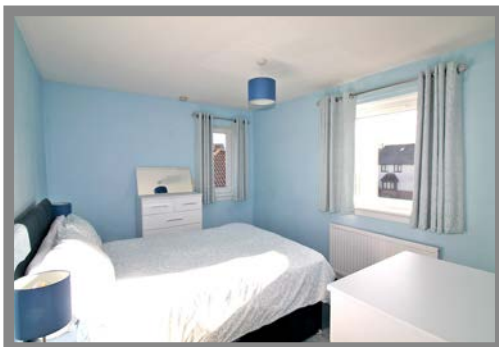




108 Kilpatrick Ave  
Paisley  
PA2 9EA



#### 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

This extremely well presented two bedroom, end terrace villa is in Kilpatrick Avenue, a popular development just off Lonsdale Road. The house has been very well maintained by the current owner and offers a great home for anyone looking in the area.

## ACCOMMODATION

The accommodation comprises an entrance porch with cloakroom/w.c, a bright and spacious lounge with a window to the front, access to the kitchen at the rear and a stair to the upper level; modern, fitted dining kitchen with patio doors from the dining area to the back garden as well as appliances including a washing machine, oven, hob and fridge; two double bedrooms on the upper level, bedroom two has fitted wardrobes. a modern three piece bathroom with over the whirlpool bath with shower; gas central heating; double glazing.

To the front and rear there are gardens. There is also street parking to the front for residents and visitors. Viewing is highly recommended, this property has been well maintained by the owner.

## MEASUREMENTS

Lounge	12'62 x 14'74
Kitchen	14'71 x 8'62
Cloakroom	3'90 x 4'90
Bedroom One	11'49 x 9'31
Bedroom Two	7'70 x 8'61
Bathroom	6.68' x 5'5

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211

Council Tax Band D  
EPC Band D  
Factored Area.

