



St. Margarets Avenue | | Paisley | PA3 4DL

Offers Over £320,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market St. Margarets Avenue.

An excellent four-bedroom, modern detached villa, in fantastic walk-in condition.

Property Description
Located in the popular area of Paisley, this family-friendly location offers excellent accommodation over two levels.

The accommodation on offer extends to a welcoming hallway. This leads to a spacious lounge area to the right with a bay window that provides ample natural light. Through the double doors takes you to the dining room and through again to the sun room with patio doors allowing access to the private rear garden. The modern kitchen can be accessed from the hall and the dining area, with floor- and wall-mounted units and contrasting worktops. From the kitchen, there is also door access to the side garden, which in turn gives access to the substantial private rear lawned and patioed garden. Completing the ground floor is the converted garage currently used as a work-from-home office. This could easily be bedroom five. The wc is conveniently placed in the hall next to the office.

On taking the stairs to the upper floor of the property, you will have access to the four bedrooms. The master benefits from a full walk-in cupboard and en-suite shower room. Bedroom two has a door to the family bathroom, with a separate door from the hall. The bathroom has a three-piece suite and a shower over bath with tiled splashback. Completing the top floor are bedrooms three and four, both having built-in storage.

The property further benefits from Gas Central Heating, Double Glazing, a private mono-block driveway providing off-street parking, and, as the property is a corner plot, a substantial private, secure rear garden.

Paisley itself provides an array of local amenities, including supermarkets, shops, bars, restaurants, and transport links. A regular bus route gives access to Queen Elizabeth University Hospital, Braehead Shopping Centre, and Paisley Gilmour Station, and it is only a 15-minute drive to Glasgow City Centre.

The M8 motorway network is also nearby, with nearby locations such as Glasgow International Airport, a 5-minute drive from the property.

Whilst we endeavor to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest point and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

