

Oliphant Oval | | Paisley | PA2 0DQ

## Offers Over £115,000

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ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Oliphant Oval.

An excellent two-bedroom mid-terraced villa in great condition.

Property Description
This family-friendly Foxbar location offers excellent accommodation over two levels.

Through the main entrance, you enter a welcoming vestibule that leads to the dining area. From the dining area is the substantial modern kitchen with floor and wall-mounted units, contrasting worktops, and a separate utility area. From the kitchen utility area, there is also door access to the rear of the property, allowing easy access to the private rear lawned garden with the benefit of a decked area for relaxing after finishing work. At the rear is a spacious main lounge running the length of the building, with a large picture window to the front and patio doors to the rear, providing plenty of natural light; the patio doors also provide access to the decked area.

Up the stairs, there are two good-sized bedrooms, with bedroom two having a built-in storage cupboard. The family bathroom, with a three-piece suite and shower over bath with tiled walls, finishes this level.

The Property further benefits from Gas Central Heating, Double Glazing, substantial storage throughout, and a private front and rear garden.

Paisley itself provides an array of local amenities, including supermarkets, shops, bars, restaurants, and transport links. Regular bus and train services to and from the town give access to Queen Elizabeth University Hospital and Glasgow City Centre.

The M8 motorway network is also nearby, providing access to Glasgow International Airport, Glasgow City Centre, and other outlying areas.

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.










