



SOLICITORS & ESTATE AGENTS



**Linked Detached Villa
23 Hillpark Avenue, Paisley PA2 6QJ
Offers Over £250,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Occupying an attractive position on the southern edge of Brodie Park, this well presented three bedroom linked detached home offers bright, spacious and practical accommodation, complemented by private gardens, a driveway and a detached garage.

The property is situated within an established residential area comprising homes of a similar age and character. It provides an appealing setting for families, first time buyers and anyone seeking comfortable living within easy reach of Paisley's amenities and transport connections.

The accommodation is entered through a welcoming reception hallway, which provides access to the principal ground floor apartments and the staircase leading to the upper level. The lovely living room is bright and inviting, with a generous window allowing plenty of natural light to fill the space. The room offers ample space for a comfortable range of lounge furniture, creating an ideal setting for relaxing and spending time with family.

To the rear of the property is the impressive open plan dining kitchen, which has been designed to suit modern family life. The kitchen is fitted with a stylish range of wall mounted and floor standing units, complemented by generous worktop space and room for a selection of appliances.

The open plan layout provides ample space for a dining table and chairs, making it equally suited to everyday meals and entertaining. Patio doors open directly onto the private rear garden, bringing additional natural light into the room and creating an excellent connection between the indoor and outdoor living spaces. On the upper level, the property offers three generously sized bedrooms, each providing flexible accommodation for family members, guests or those requiring a home office. The principal bedroom is particularly well proportioned and benefits from fitted mirrored wardrobes, providing excellent storage while enhancing the bright and spacious feel of the room. The remaining bedrooms also offer good space for freestanding furniture. Completing the upper level is a modern three piece family bathroom comprising a bathtub with an overhead shower, wash hand basin and WC. The room is finished in a contemporary style, creating a bright and practical space for everyday use.

Externally, the property benefits from private garden grounds to both the front and rear. The enclosed rear garden provides a pleasant and private outdoor space for relaxing, children's play or entertaining during the warmer months. A private driveway offers convenient off street parking and leads to the garage, providing additional secure parking, storage or workshop space. Further benefits include gas central heating and UPVC double glazing.

Hillpark Avenue is positioned close to the southern boundary of Brodie Park, providing convenient access to attractive green space and recreational facilities. The surrounding area is well established and offers access to a variety of everyday amenities, schooling and public transport links. Paisley town centre is within easy reach and provides an extensive selection of shops, supermarkets, cafés, restaurants and leisure facilities. Regular bus and rail services connect the area with Glasgow and surrounding towns, while nearby road networks make the property particularly convenient for commuters. Offering spacious accommodation, modern open plan living, private gardens, excellent parking and a desirable residential position, 23 Hillpark Avenue is an appealing family home and early viewing is highly recommended.

EPC Rating

C

Measurements

HALLWAY	6'3" x 9'11" 1.91 m x 3.03 m
LOUNGE	10'11" x 15'3" 3.33 m x 4.64 m
KITCHEN	9'5" x 9'6" 2.87 m x 2.90 m
DINING ROOM	8'10" x 12'7" 2.69 m x 3.84 m
HALLWAY	6'6" x 9'7" 1.98 m x 2.92 m
BEDROOM 1	10'11" x 12'1" 3.33 m x 3.69 m
BEDROOM 2	10'11" x 9'11" 3.33 m x 3.03 m
BEDROOM 3	8'7" x 9'2" 2.62 m x 2.79 m
BATHROOM	6'6" x 5'6" 1.98 m x 1.68 m



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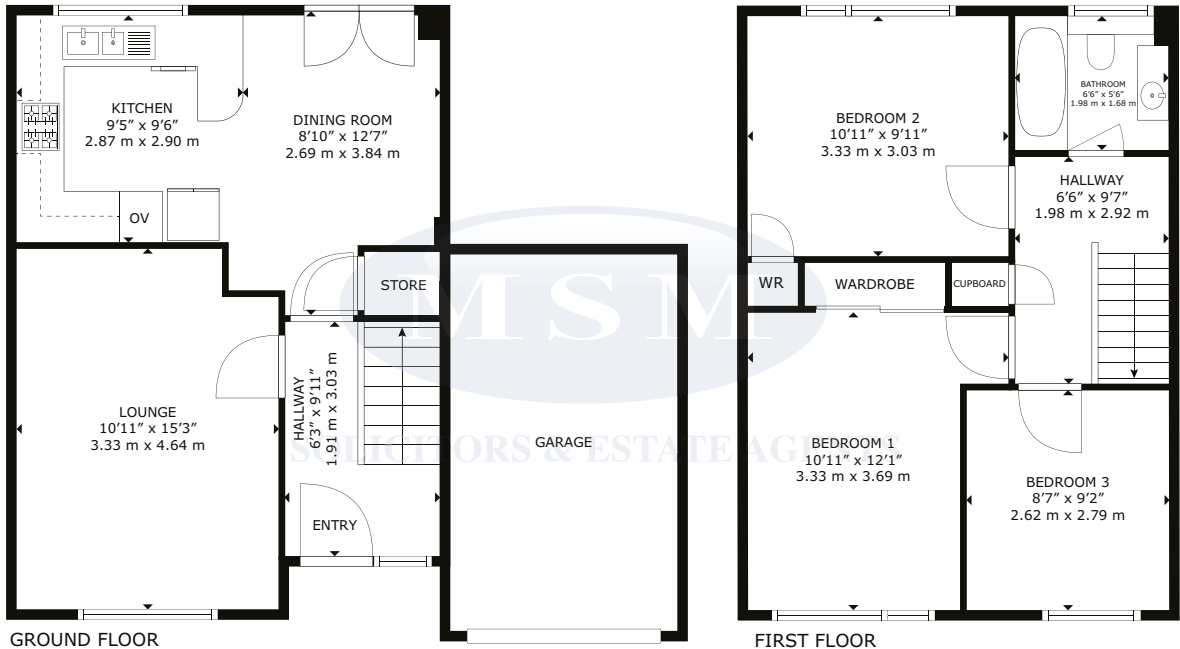
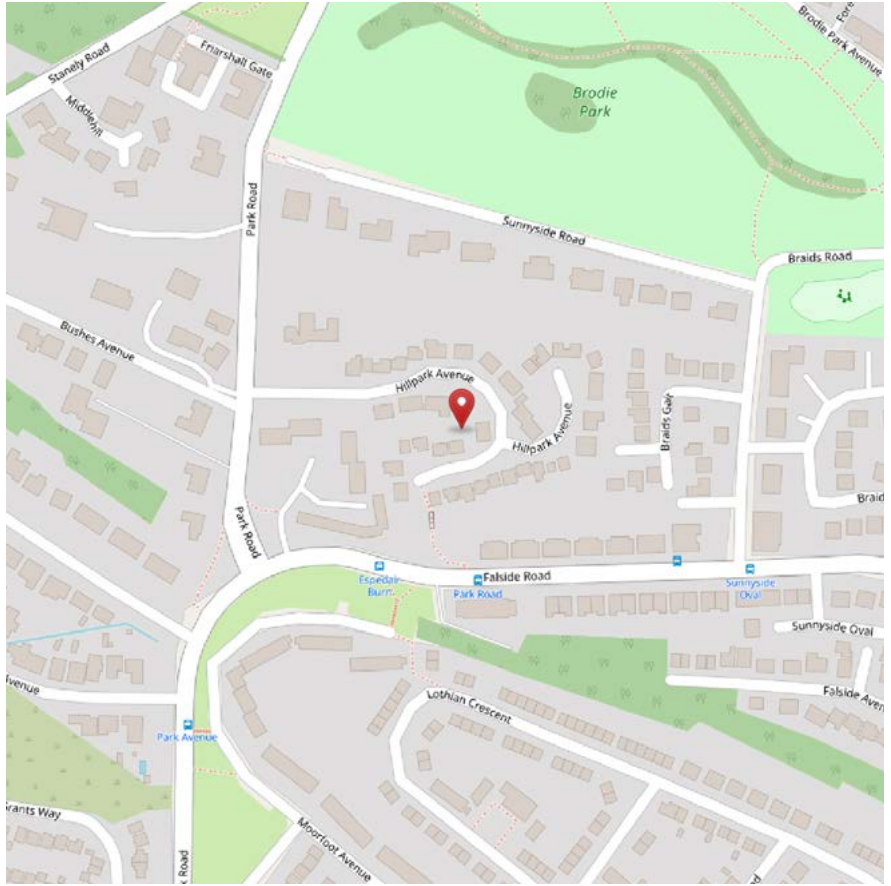
Travel Directions

From MSM at 51 Moss Street, proceed south onto Causeyside Street and continue towards Neilston Road. Follow Neilston Road before turning right onto Rowan Street. Continue along Rowan Street and turn left into Hillpark Avenue, where number 23 can be found on the street. Please use satellite navigation alongside these directions to account for any current road closures or diversions.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 420 sq. ft., 39 m², FIRST FLOOR: 430 sq. ft., 40 m²,
TOTAL AREA: 850 sq. ft., 79 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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