



## 8 JARVIE WAY, PAISLEY. PA2 ODT.

THIS FANTASTIC FAMILY HOME IS SITUATED IN A QUIET FAMILY FRIENDLY CUL-DE-SAC LOCATION WITHIN A WELCOMING SETTLED COMMUNITY. THIS 2 BEDROOM END-TERRACE VILLA HAS BEEN FULLY RE-MODERNISED TO AN EXCELLENT STANDARD THROUGHOUT PROVIDING A HOME IN TRUE WALK-IN CONDITION. A BRIGHT ENTRANCE HALLS LEADS DIRECTLY IN TO THE LOUNGE WHICH OFFERS DUAL ASPECT WINDOWS TO BOTH FRONT AND REAR PROVIDING LOTS OF NATURAL DAYLIGHT. DIRECTLY OFF OF THE LOUNGE IS A FULLY MODERNISED KITCHEN WITH FRIDGE/FREEZER, DISHWASHER AND WASHING MACHINE ALL INCLUDED. THE UPPER FLOORS OFFER 2 GENEROUS SIZED BEDROOMS AS WELL A MODERN, FULLY TILED BATHROOM WITH HEATED TOWEL RAIL AND SHOWER OFF BATH. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, NEW DOUBLE GLAZING WITH PRIVATE GARDEN TO FRONT AND EXCEPTIONAL GARDEN SPACE TO THE REAR. OFFERING EXCELLENT ACCESS TO LOCAL SCHOOLS PRACTICALLY ON YOUR DOORSTEP AND SHOPS JUST A FEW MINUTES WALK AWAY THIS IS THE IDEAL FAMILY HOME FOR A COUPLE OR YOUNG FAMILY.



- 2 BEDROOM FAMILY HOME
- FULLY MODERNISED THROUGHOUT
- DOUBLE GLAZING
- NEWLY INSTALLED BOILER AND HEATING
- EXCELLENT PRIMARY AND SECONDARY SCHOOLS CLOSE BY
- GAS CENTRAL HEATING
- PRIVATE GARDEN TO FRONT AND REAR
- FRESHLY PAINTED EXTERIOR

**OFFERS OVER £134,995**

ENTRANCE HALLWAY 8' 3" x 7' 6" (2.52M x 2.28M)

LOUNGE/DINER 18' 7" x 11' 7" (5.66M x 3.54M)  
BRIGHT LOUNGE WITH DUAL ASPECT WINDOWS  
ALLOWING LOTS OF NATURAL LIGHT TO FLOOD THE  
ROOM. OAK EFFECT LAMINATE FLOORING.

KITCHEN 10' 6" x 9' 8" (3.2M x 2.94M)

BEDROOM 1 15' 9" x 9' 5" (4.79M x 2.87M)

BEDROOM 2 12' 8" x 8' 9" (3.87M x 2.66M)

FAMILY BATHROOM 6' 7" x 5' 5" (2.0M x 1.66M)

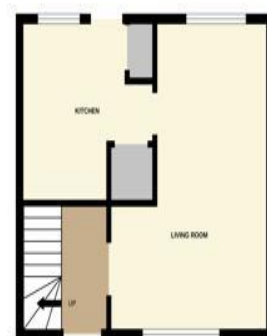
#### REAR GARDEN

VERY GENEROUS REAR GARDEN OVER 2 LEVELS.  
PLENTY OF SPACE FOR A TRAMPOLINE, SWING SET OR  
BBQ AREA WITH GARDEN FURNITURE. A PERFECT  
PLACE TO RELAX AND CHILL.



GROUND FLOOR

1ST FLOOR



8 JARVIE WAY

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in the eventuality of efficiency or its performance.  
Marked with the logo (2020)

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

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