



SOLICITORS & ESTATE AGENTS



**Mid Terraced Villa
29 Baronscourt Gardens, Paisley PA1 2TJ
Offers Over £185,000**



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

Description

An attractive and extended mid terraced villa offering spacious and versatile family accommodation within a popular residential pocket of Paisley. The property provides generous living space over two main levels, together with a fully floored attic which can be utilised as additional storage space.

The accommodation is entered via a welcoming entrance vestibule which leads through to the principal ground floor apartments. The living room provides a comfortable and well proportioned space for everyday family living, while the separate dining room offers ample space for dining and entertaining.

The kitchen provides a good range of storage and worktop space, creating a practical and functional area for day to day use.

On the upper level, the hallway landing provides access to three well proportioned bedrooms and the family shower room. Two of the bedrooms benefit from built in mirrored wardrobes, providing excellent fitted storage without compromising on floor space.

Further benefits include gas central heating and a combination of uPVC and aluminium framed double glazed windows.

Externally, the property benefits from an attached single car garage, providing valuable secure parking and additional storage.

Baronscourt Gardens enjoys a convenient residential location with a wide selection of everyday amenities close at hand. The Phoenix Retail Park and nearby supermarkets provide an excellent range of shopping and leisure facilities, while Paisley town centre offers further retail, dining and recreational amenities. The area is also well placed for local schooling and transport connections, with convenient access to the A737 and wider M8 motorway network making it particularly suitable for commuters travelling throughout Paisley, Glasgow and the surrounding areas.

With its extended accommodation, three bedrooms, additional attic room and attached garage, this is a versatile home offering excellent potential for a variety of buyers, particularly families seeking additional space in a well connected location.

EPC Rating

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Measurements

LOUNGE	15'6" x 16'3" 4.73 m x 4.97 m
DINING ROOM	18'4" x 8'3" 5.58 m x 2.53 m
KITCHEN	18'4" x 7'6" 5.58 m x 2.28 m
BEDROOM 1	11'6" x 9'7" 3.51 m x 2.92 m
BEDROOM 2	12'2" x 10'4" 3.70 m x 3.16 m
BEDROOM 3	8'11" x 9'6" 2.71 m x 2.90 m
SHOWER ROOM	5'8" x 6'10" 1.72 m x 2.08 m
ATTIC	11'2" x 13'3" 3.41 m x 4.04 m



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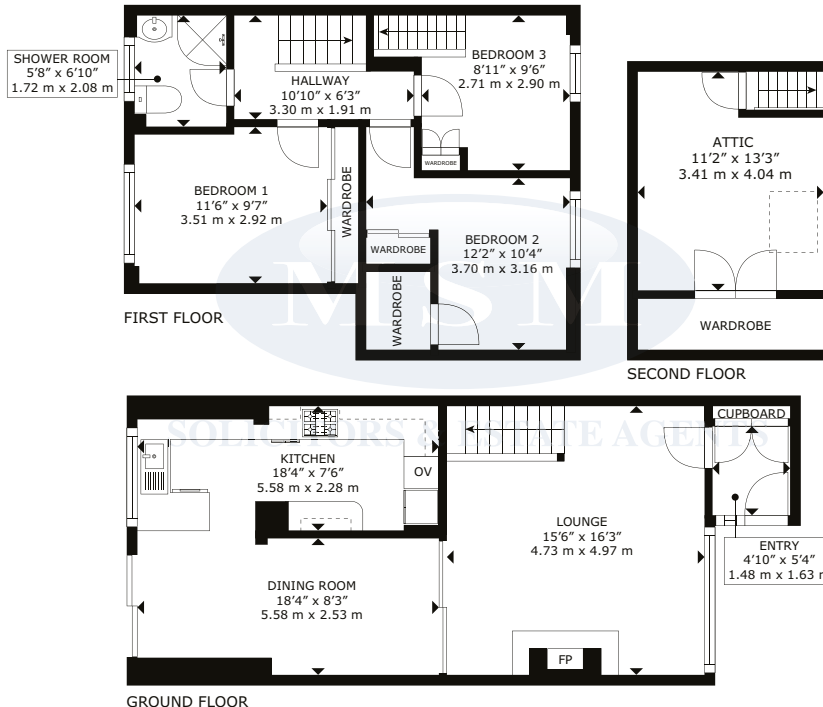
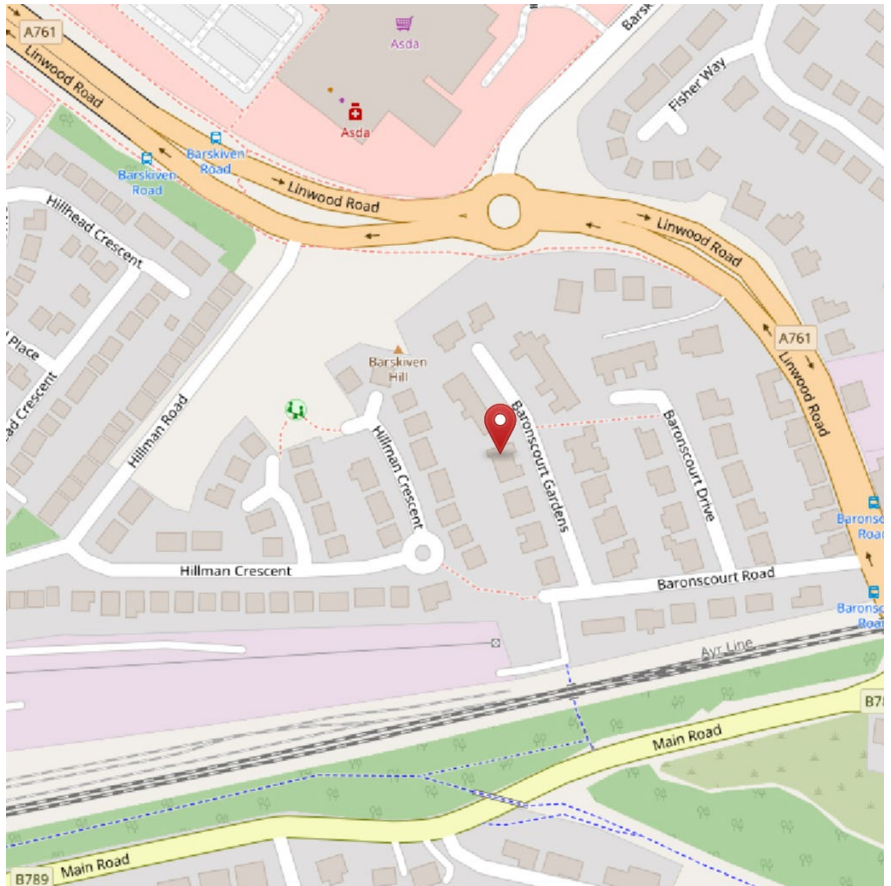
Travel Directions

From MSM, 51 Moss Street, Paisley PA1 1DR, head southwest along Moss Street and continue onto Causeyside Street. Follow Causeyside Street south, continuing towards the Foxbar area of Paisley. Proceed onto Brediland Road and follow the local road network towards Baronscourt Gardens. Continue into Baronscourt Gardens where number 29 can be found within the residential development.

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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: 567 sq. ft., 53 m², FIRST FLOOR: 466 sq. ft., 43 m²
SECOND FLOOR: 147 sq. ft., 14 m², TOTAL AREA: 1,180 sq. ft., 110 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.

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