



**2, INGLEWOOD CRESCENT, PAISLEY, PA2  
0PQ**



 **neillclerk**  
ESTATE AGENTS



# Description

CLOSING DATE THURSDAY 11TH JUNE AT 11AM

Offering an immaculate stylish family home this 3 bedroom, 2 public room DETACHED VILLA enjoys a desirable corner location within a cul de sac in the popular Foxbar area. The landscaped rear & side garden is enclosed by fencing & features 2 separate decked areas which provide perfect spaces for relaxing on summer days. The side deck offers raised beds and is south facing. Additional benefits include: lawned plot & generous sized timber shed. There is a lawned front garden. Monoblock paved driveway offers space for two cars.

Conveniently positioned for a range of local amenities including schools, shops and transport links with regular bus & train services to Glasgow, plus the M8 is nearby which is ideal for commuters. Specification includes: double glazing, gas central heating & laminate flooring.

Beautifully presented apartments comprise: Entrance Hall by double glazed composite door with side window. A Plumbed Cloakroom with front window provides a two piece suite with vanity wash hand basin and wc plus chrome heated towel rail. There is a front facing Lounge with focal point oak fireplace on open plan with the Dining Room which benefits from French doors leading to the deck & rear garden. An archway gives access to the quality fitted Kitchen which features white fitted units, beech style work surfaces & splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob, oven & dishwasher.

Stairs lead to Upper Landing with side window, inbuilt cupboard and hatch with wooden pull down ladder leading to loft. There are 2 double sized Bedrooms and 3rd single Bedroom. The 2nd bedroom benefits from a fitted mirrored wardrobe. Quality Bathroom with window features a 3 piece suite including: semi pedestal wash hand basin, wc & bath with mixer shower. Further features include: chrome style heated towel rail, wall/floor tiling & decorative ceiling.

Viewing essential. EPC = C

# Measurements

Hallway  
 Plumbed Cloakroom  
 Lounge  
 3.76m x 3.84m (12'4 x 12'7)  
 Dining Room  
 2.59m x 3.33m (8'6 x 10'11)  
 Kitchen  
 2.08m x 3.35m (6'10 x 11'0)  
 Upper Landing  
 Bedroom 1  
 2.82m x 4.65m (9'3 x 15'3)  
 Bedroom 2  
 2.82m x 2.77m (9'3 x 9'1)  
 Bedroom 3  
 2.16m x 3.15m (7'1 x 10'4)  
 Bathroom



1st Floor

2nd Floor













The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

**House to sell or rent?**

Call 01475 888400 to book your free market appraisal.

**Require a solicitor?**

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**

**t: 01475 888400**

**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.