



27, OAKLEIGH DRIVE, , PA16 7RH



The logo for neillclerk Estate Agents is displayed within a light blue rectangular border. It features a stylized house icon to the left of the text 'neillclerk' in a bold, sans-serif font. Below 'neillclerk', the words 'ESTATE AGENTS' are written in a smaller, all-caps, sans-serif font.





## Description

Stylish three-bedroom villa in a sought-after West End development  
Set within a rarely available and highly desirable West End development, this immaculately presented three-bedroom mid-terraced villa is available immediately. With front and rear gardens and a layout ideal for family living, the property is conveniently located for transport links, local schools, and everyday amenities.

Key features:

Double glazing : Gas central heating : Gardens to the front and rear : Popular West End location

Inside, the accommodation includes:

Entrance hallway accessed via UPVC double-glazed door

Bright lounge with feature fireplace and inset electric fire

Fitted kitchen with quality oak-style units and black marble-effect work surfaces

Appliances include cooker, under-counter fridge and freezer

Staircase to upper landing with loft access

Three double bedrooms

Modern wet room with WC, wash hand basin and Mira electric shower

A well-presented family home in a prime location — early viewing is strongly recommended.

Applications are subject to financial criteria checks.

LLR: 1455813/280/05082

LARN: 1901039



## Measurements

Entrance Hallway

Lounge  
3.63m x 6.10m (11'10" x 20'0")

Kitchen  
2.49m x 3.86m (8'2" x 12'7")

Upper Landing

Bedroom 1  
4.55m x 2.84m (14'11" x 9'3")

Bedroom 2  
3.84m x 3.15m (12'7" x 10'4")

Bedroom 3  
2.21m x 3.45m (7'3" x 11'3")

Wet Room  
2.16m x 1.47m (7'01" x 4'10")









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)

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