



**SOLICITORS & ESTATE AGENTS**



**Semi Detached Villa  
8 Limeview Crescent, Paisley PA2 8NZ  
Offers Over £195,000**



## VIEWING

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

## Description

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This well presented three bedroom semi detached home at Limeview Crescent offers a fantastic balance of space, comfort and practicality, making it an ideal choice for growing families or those looking to upsize within a popular and established area of Paisley.

On entering the property, you are welcomed into a bright and inviting living room, offering generous proportions and plenty of natural light, creating a warm and relaxing space. This flows seamlessly into the dining area and kitchen, forming a sociable open plan layout that is perfect for both everyday living and entertaining. The kitchen is well laid out with ample worktop space and storage, making it both practical and functional for modern family life.

Upstairs, the property comprises three well proportioned bedrooms. Two of the bedrooms benefit from built in wardrobes, providing excellent storage, while the third offers flexibility to be used as a child's room, guest bedroom or home office. The accommodation is completed by a contemporary shower room fitted with a three piece suite, designed with both style and ease of maintenance in mind. Gas central heating and UPVC double glazing ensures comfort and efficiency throughout the year.

Externally, the property enjoys a peaceful position within a quiet residential crescent, offering a safe and family friendly setting.

The surrounding area of Paisley is well served by a range of local amenities including shops, supermarkets and leisure facilities, along with highly regarded schooling nearby. For outdoor enjoyment, residents can take advantage of nearby green spaces such as Barshaw Park, while the historic Paisley Abbey adds to the town's charm. Excellent transport links provide easy access into Glasgow and beyond, making this a convenient location for commuters.

Overall, this is a superb opportunity to acquire a spacious and versatile home in a sought after location, perfectly suited to modern family living.

## EPC Rating

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## Measurements

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<b>LOUNGE</b>	<b>12'9" x 14'8" 3.88 m x 4.46 m</b>
<b>DINING ROOM</b>	<b>11'5" x 8'6" 3.48 m x 2.60 m</b>
<b>KITCHEN</b>	<b>9'6" x 9'6" 2.90 m x 2.90 m</b>
<b>HALLWAY</b>	<b>12'2" x 10'1" 3.71 m x 3.07 m</b>
<b>BEDROOM 1</b>	<b>11'10" x 10'9" 3.60 m x 3.28 m</b>
<b>BEDROOM 2</b>	<b>8'10" x 10'5" 2.69 m x 3.17 m</b>
<b>BEDROOM 3</b>	<b>9'5" x 10'0" 2.86 m x 3.06 m</b>
<b>SHOWER ROOM</b>	<b>6'2" x 6'1" 1.88 m x 1.86 m</b>



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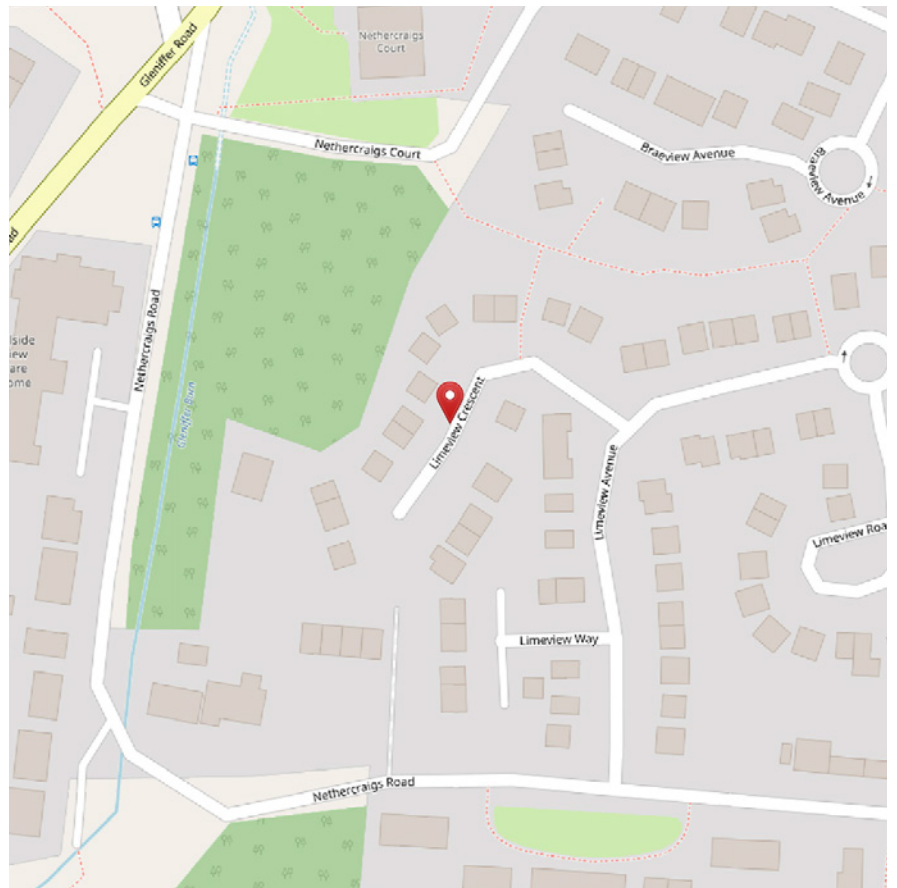


## Travel Directions

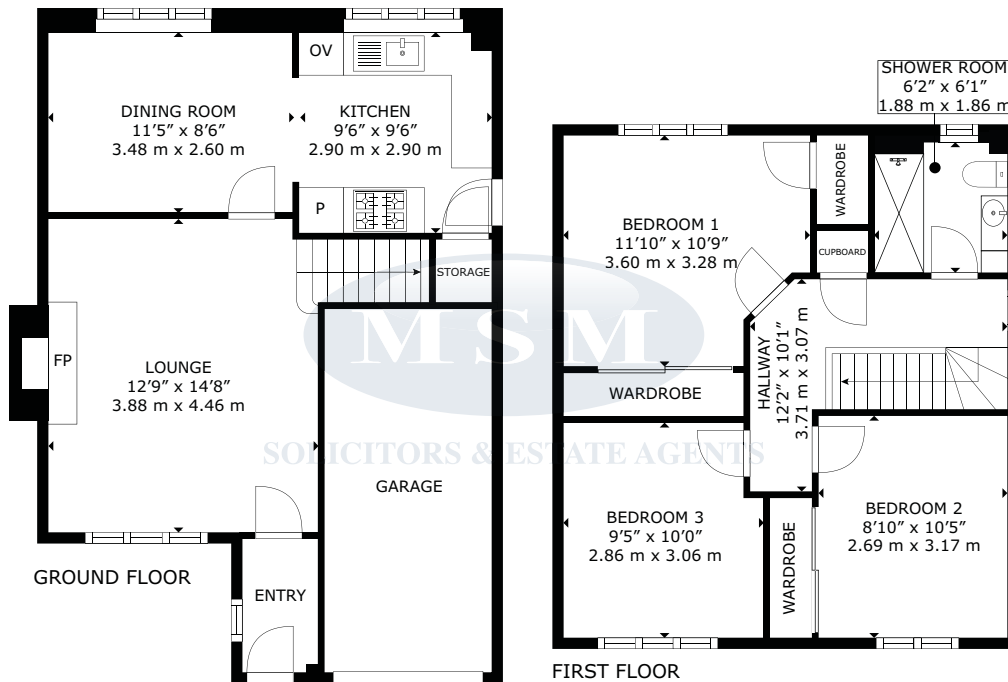
Leaving MSM Solicitors in Paisley, head southeast on Moss Street and continue onto Causeyside Street (A726), following the road as it curves through the town centre. Continue straight ahead, passing through the traffic lights and staying on the A726 as it becomes Gleniffer Road. Follow Gleniffer Road for a short distance before turning left into Glenburn Road, continuing uphill through this residential area. From there, take a left turn onto Limeview Crescent, where number 8 is located within the quiet crescent setting.

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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: 426 sq. ft., 39 m<sup>2</sup> FIRST FLOOR: 488 sq. ft., 45 m<sup>2</sup>,  
TOTAL AREA : 914 sq. ft., 84 m<sup>2</sup>

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  
Telephone 0141 339 5252, Fax 0141 339 4617

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