



Located within a modern sought-after development this MID TERRACED VILLA offering great family accommodation in walk-in condition. Monoblock driveway to front and private gardens to rear. DG/GCH. Hallway, lounge, kitchen, 2 bedrooms & bathroom.

57 LOCHORE AVENUE, PAISLEY, PA3 4BY

OFFERS OVER: £135,000

Branch: 4 Cathcart Square, Greenock, PA15 2BS

Tel: 01475 558420

Email: lswan@blair-bryden.co.uk

Located within a modern sought-after development this MID TERRACED VILLA offering great family accommodation in walk-in condition. Monoblock driveway to front and private gardens to rear. Gas central heating and double glazing throughout.

Entrance porch leading you to the tastefully decorated lounge to the front of the property offering good sized family living area with hardwood flooring. Modern fitted kitchen to rear hosting a variety of white high gloss wall and base units providing ample work and storage space. Electric oven and gas hob. Tiled splashback. Tiled floor finish with complementing work surfaces. The kitchen has the added benefit of patio doors leading you out into the low maintenance enclosed garden with decked area.

Carpeted stairwell to upper level with loft access.

The property benefits from two good sized double bedrooms both with fitted mirrored wardrobes. Bedroom one is located to the rear with an additional storage cupboard with bedroom two located to the front. Both bedrooms are of modern decor. Modern fitted family bathroom, fully tiled finish hosting w.c, vanity basin set and bath with shower over. Early viewing is highly recommended.

There is a vast array of local amenities including leisure facilities and retail outlets all within easy reach. Easy access to local schooling together with motorway networks.

ACCOMMODATION

Lounge - 4.89m(16'0")x3.66m(12'0")approx.

Kitchen - 3.62m(11'8")x2.76m(9'0")approx.

Bedroom one - 3.78m(12'4")x2.80m(9'1")approx. excluding storage

Bedroom two - 3.44m(11'2")x2.30m(7'5")approx. excluding storage

Bathroom - 2.08m(6'8")x1.97m(6'4")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.