



Kilpatrick Avenue | | Paisley | PA2 9EA

Offers Over £140,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Kilpatrick Avenue.

An excellent two-bedroom modern mid-terrace family home.

#### Property Description

Kilpatrick Avenue is presented to the market as the perfect first-time buy or fabulous family home.

The accommodation on offer extends to a welcoming entrance Vestibule. To the front of the property is the bright and spacious lounge with open outlooks and a large picture window that gives lots of natural light. To the rear is the modern fitted kitchen, with base and wall-mounted units, contrasting work surfaces, and a pantry cupboard. The kitchen leads through to the sunroom, which in turn gives access to the private rear garden.

On taking the stairs to the second floor, you will find two bright and spacious good-sized bedrooms, with the master bedroom benefiting from additional built-in storage. Completing the second floor is the family bathroom with a three-piece suite and shower over bath.

Kilpatrick Avenue is situated and close to local amenities including schools, shops and transport facilities. Paisley itself offers a wealth of shopping and leisure amenities with the local bus routes providing services to Paisley Town Centre and beyond. The property is within close proximity to M8 and M77 Motorway Network providing an easy commute to Glasgow City Centre and destinations further afield. Glasgow International Airport is on your doorstep and a short drive from the property.

The property further benefits from Gas Central Heating, Double Glazing and private front and enclosed rear garden.

Whilst we endeavor to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest point and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

