

Cladich Crescent | | Paisley | PA1 2FN

## Offers Over £230,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Cladich Crescent.

A three-bedroom, modern, large corner-plot end-terrace villa. A fantastic family home sitting in this prominent position in this sought-after modern estate, built by Mercers Keepmoat Homes circa 2023.

Property Description
This spacious family home in Paisley is in true walk-in condition.

The accommodation on offer includes a welcoming entrance hallway and has a bright, airy feel, with lots of natural light. The hall features Karndean flooring throughout, and the same flooring flows into the rest of the lower area of the home. The modern dining kitchen has a range of floor and wall-mounted units with contrasting worktops and sits to the rear of the property with patio door access to the rear garden. To the front is the spacious lounge, with a corner storage cupboard. Finishing the lower part of the accommodation is the conveniently placed wc.

On taking the stairs to the next level, you will find three good-sized bedrooms. The master bedroom sits to the front of the property with a picture window giving lots of natural light. The master bedroom also benefits from its own en-suite shower room. Finishing this level is the modern family bathroom, featuring a white three-piece suite and a tiled splashback.

It is clear that the current owners have invested a lot of time and effort in creating this fantastic family home.

The property further benefits from Gas Central Heating, Double Glazing, ample storage throughout, open outlooks providing lots of natural light, and a large private rear garden with astro turf, offering a low-maintenance area to relax.

Cladich Crescent is well situated for local amenities, with regular travel services to Paisley Town Centre and beyond, and the Phoenix Retail Park on your doorstep, offering a variety of shops and restaurants. The national cycle route 75 is also nearby and popular with cyclists, runners, and dog walkers. The M8 and M77 motorway networks are close by, allowing easy access to Glasgow Airport.

Whilst we endeavour 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 points and our floor plans may not be exactly to scale.

Please refer to the sellers 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.









