Aboyne Drive | | Paisley | PA2 7SJ

Offers Over £255,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Aboyne Drive.

An excellent three-bedroom, detached Villa.

Property Description
This detached home offers accommodation over two levels and is distinguished by its prominent position in this modern estate.

The accommodation on offer features a bright entrance vestibule hallway, providing access to all rooms with stairs to the upper level. Firstly, on the right is the formal lounge with a large bay window that provides exceptional light and open views; just off the lounge sits the dining area. To the rear of the property, just off the lounge, sits the second public room, which could easily be utilised as an additional bedroom or a home office. Also, to the rear sits the modern kitchen with quality base and wall-mounted units and contrasting work tops. You also have door access to the side of the building, allowing you to access the rear raised gardens. Finishing the lower level is the wc ideally placed just off the hall at the stairs.

Taking the stairs to the upper level, you have three double bedrooms, with all bedrooms featuring built-in storage. Finishing this section of the property is the family shower room with a double walk-in shower, wc, and basin vanity.

It is clear to see that the sellers have spent a lot of time and effort creating this lovely family property.

The property further benefits from a driveway for two cars, an integral garage, Gas Central Heating, Double Glazing, and front and rear private gardens, with the rear garden featuring an elevated patio seating area, laid with grass and mature plants.

Aboyne Drive and Paisley itself offer a range of local amenities, including supermarkets, shops, bars, restaurants, and transport links. A regular bus route gives access to the Royal Alexandra Hospital and the Braehead Shopping Centre. Paisley Gilmour Station is only a 10-minute drive from the property.

The M8 motorway network is also nearby, with access to locations such as Glasgow International Airport, which is a 15-minute drive from the property.

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.