



16 Traquair Avenue
Paisley PA2 0TN

pattison&co

OFFERS OVER £125,000



16 Traquair Avenue, Paisley PA2 0TN

Pattison and Company are delighted to offer for sale this extremely well presented three bedroom end terrace villa in the sought after area of Foxbar, Paisley. The property boasts a welcoming reception hallway with a large under stair storage cupboard. The lounge/dining room is bright and spacious with dual aspects to both the front and rear of the property. The newly fitted kitchen comes complete with high gloss floor and wall mounted cabinets and gives access to the well tended back garden and decking area. The upper landing leads to one single bedroom with a built-in wardrobe and two double bedrooms, one of which has "Beech" effect laminated flooring. The bathroom is also newly fitted, complete with a three piece white suite comprising a w.c, vanity unit wash hand basin with storage and bath with over bath shower. The landing also provides access to the partially floored and insulated attic via a stow-away ladder. The subjects benefit from gas central heating, full double glazing, a tarmac driveway and shed and well maintained enclosed garden grounds to the front, side and rear. Paisley itself offers local shopping, sports/recreational facilities, schooling and regular public transport. The nearby M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.



All room measurements are taken from the longest and widest points:-

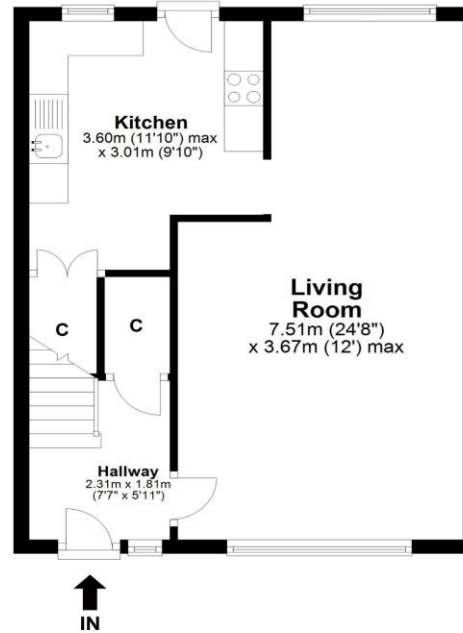
Hallway: 2.31m x 1.81m
Living Room: 7.51m x 3.67m
Kitchen: 3.60m x 3.01m
Bedroom 1: 4.41m x 3.37m
Bedroom 2: 3.00m x 3.37m
Bedroom 3: 2.80m x 2.67m
Bathroom: 2.11m x 2.11m



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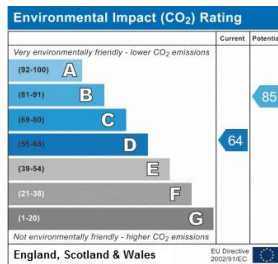
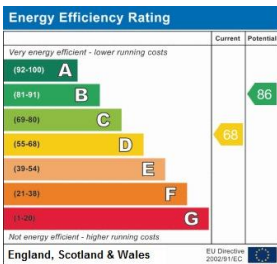
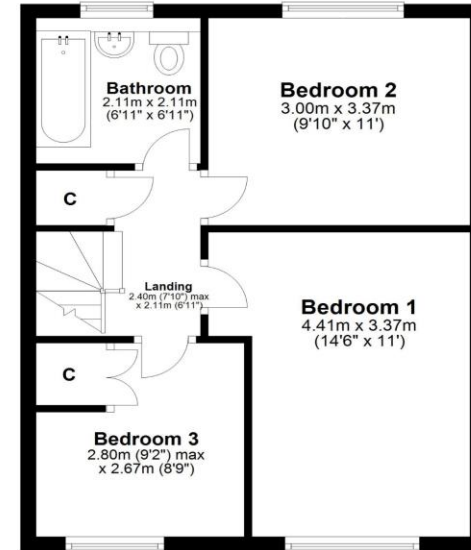
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.