



4 Knock Way  
Paisley | PA3 4NT

pattison&co



Offers Over £99,000



#### 4 Knock Way, Paisley, PA3 4NT

This well presented 2 bedroom mid terraced property in the popular Gallowhill area of Paisley is presented to the market in truly walk in condition. The property enters by a bright and welcoming hallway giving access to the downstairs living area and stair to the upper floor. The living space benefits from a large front facing window allowing for maximum light exposure and features contemporary wood effect tiling to the floor. The kitchen includes modern wall and floor mounted cabinetry with integrated oven, hob and cooker hood and space for appliances. Further, the sleek white metro tiling would be suited to any taste. Bedroom 1 complete with integrated cupboard space spans the width of the house and provides space aplenty for a double bed and storage. Bedroom 2 also provides ample space for a double bed and is rear facing. The bathroom includes from three piece suite to include basin, WC and bath. The rear garden area benefits from a decking and patio area to enjoy, and is enclosed by fences on all sides. The property specification includes gas central heating and full double glazing. The property is a short walk from Gallowhill Primary School and also from Renfrew Road where you will find all usual amenities such as supermarkets, shops, a local gym. The property is also in close proximity to Paisley's excellent amenities such as Paisley Town Centre. Further, this property provides excellent transport links to the Royal Alexandra hospital and to the central belt of Glasgow via Paisley Gilmour Street and Canal Street train stations, and nearby M8 motorway network.



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

Hallway: 6.50m x 1.85m

Living Room: 4.50m x 3.75m

Kitchen: 3.75m x 1.85m

Bedroom 1: 4.70m x 3.20m

Bedroom 2: 3.70m x 3.20m

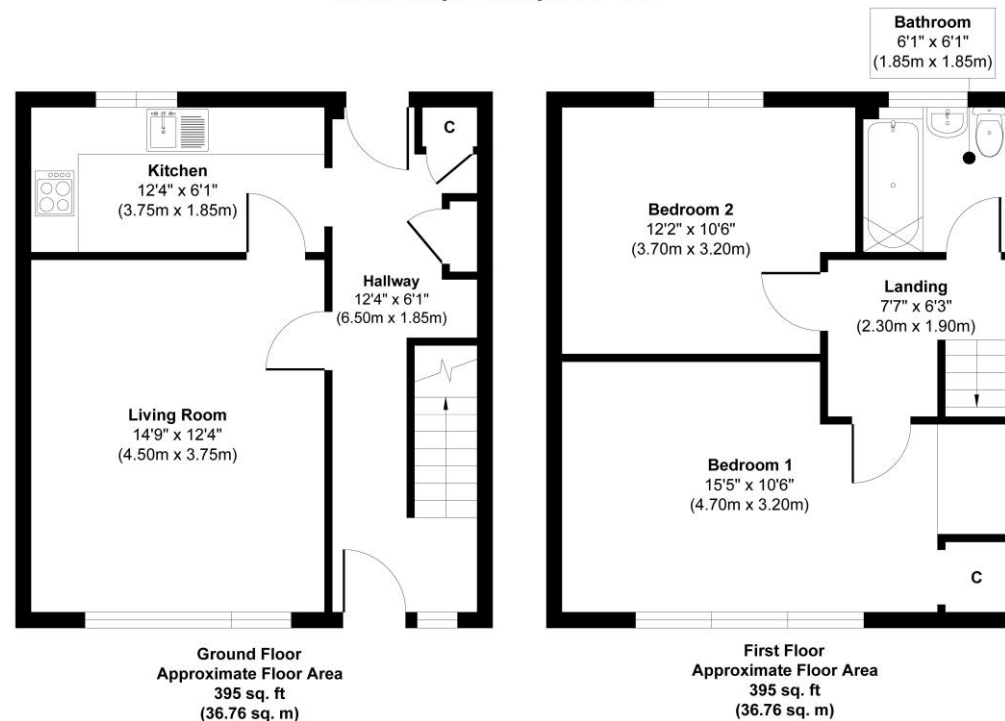
Landing: 2.30m x 1.90m

Bathroom: 1.85m x 1.85m





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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Floor Area 790 sq. ft / 73.52 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

**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.