



9 Ivanhoe Way
Foxbar, Paisley | PA2 0LE

pattison&co

Offers Over £85,000



9 Ivanhoe Way, Foxbar, Paisley, PA2 0LE

This is a generously sized 2 bed semi-detached property in the ever popular Foxbar area of Paisley. The property enters by a bright and welcoming hallway giving access to all apartments and is complimented by under stairs storage. The open plan lounge/diner provides ample space and features a coal effect gas fireplace. The kitchen area includes contemporary wall and floor tiling and benefits from wall and floor mounted cabinetry, pantry cupboard and features additional space for white goods. The rear garden is accessed via the kitchen. On the second floor are two well sized bedrooms. Front facing Bedroom 1 and rear facing Bedroom 2 both have ample space for a double bed and storage, and are each completed with storage cupboards. The shower room benefits from full height tiling, walk in shower, and WC. Externally, the property benefits from low maintenance garden area to the front and an expansive rear garden featuring an enclosed monoblocked seating area to enjoy. The property specification includes UPVC double glazed front and rear doors, UPVC double glazed windows and a gas Worcester combi boiler. The property is within walking distance from both Heriot Primary School and Gleniffer High School, with Durrockstock Park and ever popular Gleniffer Braes a short walk or drive away. 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: 2.51m x 2.21m

Living Room: 5.61m x 3.51m

Kitchen: 3.00m x 3.21m

Landing: 2.61m x 1.90m

Bedroom 1: 2.90m x 5.70m

Bedroom 2: 2.60m x 3.82m

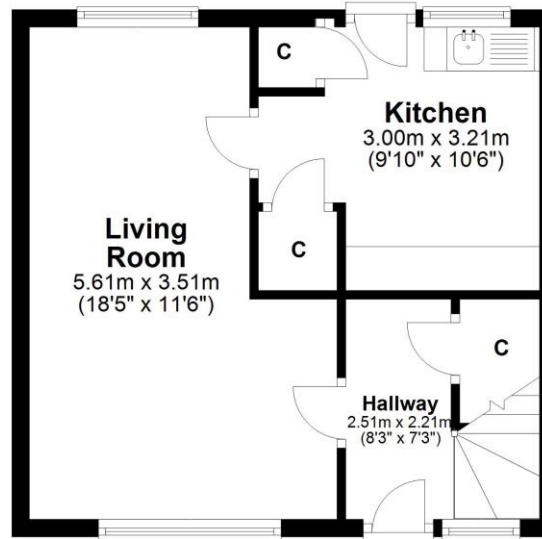
Shower Room: 1.70m x 1.90m



Invanhoe Way, Foxbar, Paisley, PA2 0LE

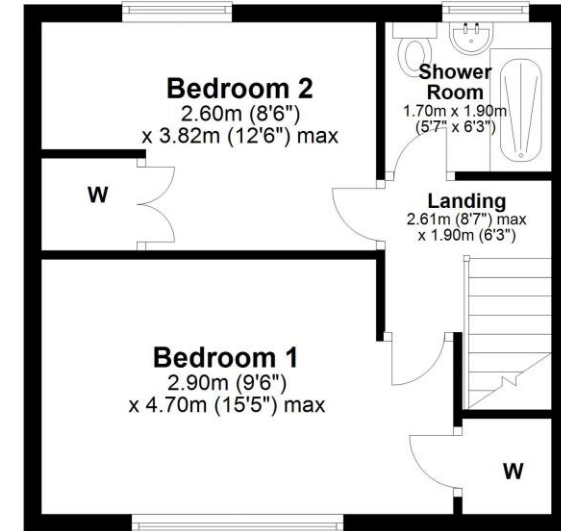
Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 65.3 sq. metres (703.0 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.