



62 Moorehouse Avenue
Paisley | PA2 9NY

pattison&co

Offers Over £185,000



62 Moorehouse Avenue, Paisley, PA2 9NY

This wonderfully presented 3 bed semi detached villa is presented to the market in excellent decorative order. The property enters by an enclosed porch giving access to the lower accommodation. The spacious living room benefits from an enviable double window allowing for maximum light exposure and is complimented by an integrated gas fireplace. The living space leads to the open plan kitchen / dining area. The dining area provides generous space for a large dining table and chairs to enjoy the company of friends and family. The recently renovated kitchen boasts neutral toned worktops and cabinetry, with a wall mounted wine rack and integrated oven, gas hob and floating cooker hood to complete. Patio doors to the rear of the property lead to a fantastically bright conservatory which is the perfect space to relax and enjoy the tranquillity of the rear garden. Bedroom 1 provides space aplenty for a double bed and comes complete with integrated storage space. Bedroom 2, also giving enough space for a double bed, comes with an integrated wardrobe with mirrored doors. Bedroom 3, currently used as a storage space, provides space enough for a single bed. The property specification includes double glazing, a gas fired Vokera combi boiler and south west facing garden. The property benefits from a large exclusive driveway to the front with plenty of space for two motor vehicles. To the rear of the property sits a single garage. The low maintenance rear garden is enclosed on all sides and includes a large patio area for dining and relaxing. The property is situated within a quiet residential development in close proximity to all usual amenities. The nearby M8 motorway network connects Paisley to the central belt with ease.



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

Porch: 1.80m x 1.10m

Hallway: 3.10m x 1.90m

Living Room: 4.10m x 3.70m

Kitchen/Dining Room: 5.60m x 3.20m

Conservatory: 2.90m x 2.90m

Upstairs Landing: 2.30m x 2.10m

Bedroom 1: 4.20m x 3.80m

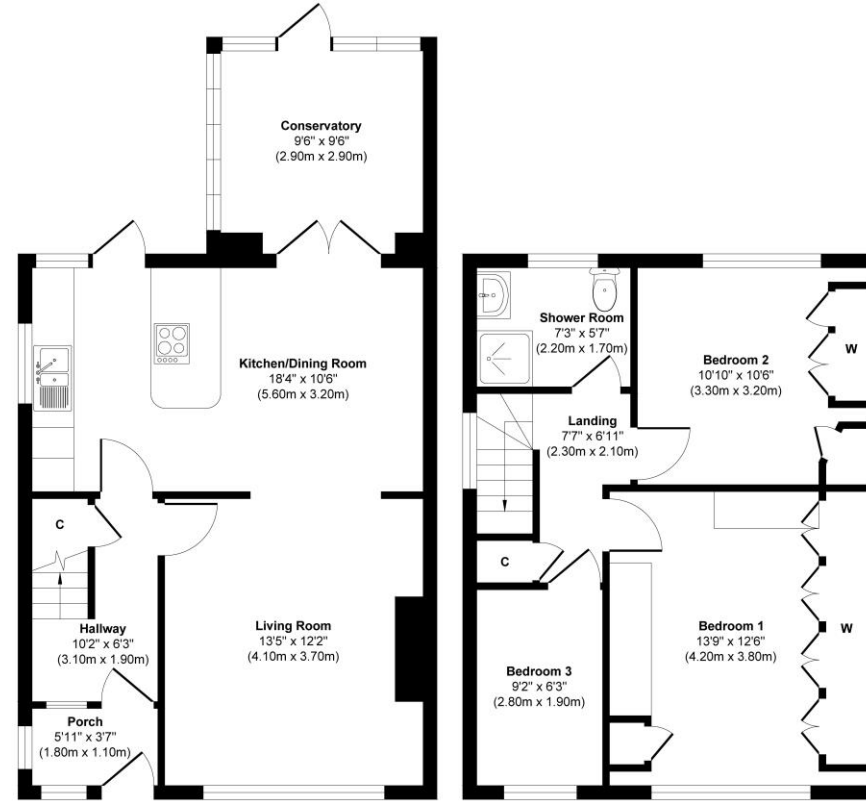
Bedroom 2: 2.80m x 1.90m

Bedroom 3: 3.30m x 3.20m

Shower Room: 2.20m x 1.70m



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Ground Floor
 Approximate Floor Area
 446 sq. ft
 (41.44 sq. m)

First Floor
 Approximate Floor Area
 446 sq. ft
 (41.44 sq. m)



Approx. Gross Internal Floor Area 892 sq. ft / 82.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Certificate Number :

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

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.