



47 Glenshira Avenue
Paisley | PA2 7PZ

pattison&co

Offers Over £120,000



47 Glenshira Avenue, Paisley, PA2 7PZ

This is an immaculately presented 2 bed terraced villa in the popular Dykebar area in Paisley's south east. The property enters by a bright and welcoming hallway giving access to all apartments. The living room boasts a large double window allowing for maximum light exposure to enjoy the warmth of the south west facing front garden. The living room also benefits from contemporary laminate flooring which continues to the kitchen space. The kitchen spans the width of the house and provides plenty of space to incorporate a dining table and chairs. The kitchen features neutral tones and comes with wall and floor mounted cabinetry, and space for white goods. The large double window to the rear allows one to enjoy the tranquillity of the rear garden with stunning views onwards of Gleniffer Braes. Bedrooms 1 and 2 both provide ample space for a double bed and storage, with both bedrooms benefitting from integrated cupboard space. The family bathroom features contemporary wall panelling, integrated basin and W.C with storage space and a shower. Externally, there is a well maintained garden to the rear of the property enclosed on all sides. The property specification includes gas fired boiler to panel radiators and double glazed UPVC windows and doors. The property is located in close proximity to a range of local schools such as Lochfield early learning and childcare, and both Toldholm and St Charles RC primary schools. Paisley Canal train station is a short journey away, and the nearby M8 motorway network connects the property to the remainder of the central belt with ease.



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

Hallway: 2.00m x 1.97m

Living Room: 4.60m x 3.24m

Kitchen: 2.69m x 5.31m

Landing: 1.68m x 2.00m

Bedroom 1: 2.81m x 4.31m

Bedroom 2: 3.78m x 3.21m

Shower Room: 2.00m x 2.00m



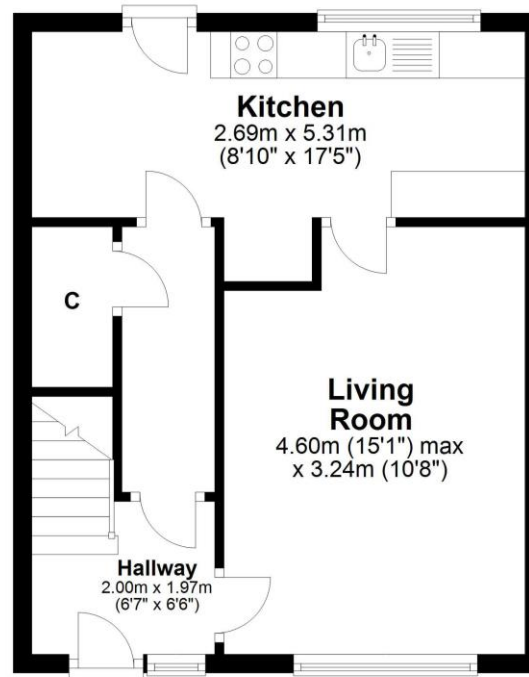
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

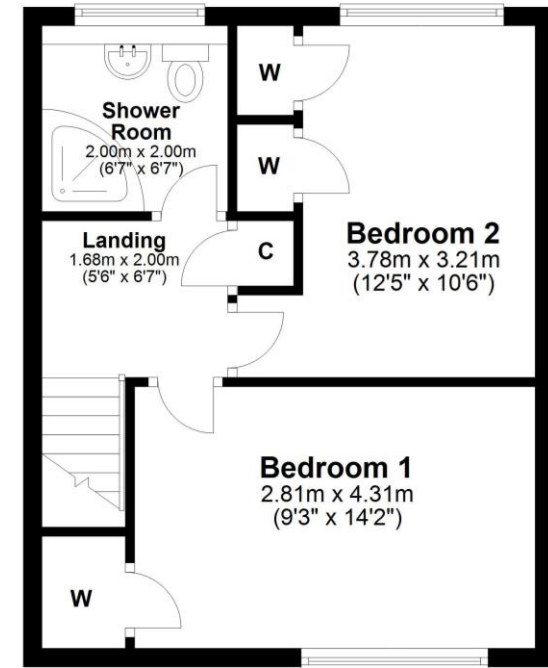
Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 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.