



136 Whitesbridge Avenue  
Paisley | PA3 3BT

pattison&co



Offers Over £105,000



### **136 Whitesbridge Avenue, Paisley, PA3 3BT**

This is a well presented 2 bed end terraced home in the popular Ferguslie area of Paisley. The property enters by an enclosed front porch to the front facing living room benefitting from a 3 sectioned window allowing for maximum light exposure. The living room is generously sized and leads to the rear facing kitchen to include wall and floor mounted cabinetry and space for white goods. The kitchen looks on to the sizeable south facing garden. Upstairs there are 2 bedrooms, both of which provide ample space for a double bed and storage and both including integrated storage space with mirrored sliding doors. The shower room completes the upper accommodation and is presented with full height white tiling, WC, walk in shower, basin and chrome towel rail. The rear south facing garden is enclosed on all sides with mature trees and fence and provides a lovely quiet space to enjoy the tranquillity of the garden. The property specification includes double glazed window units, gas fired combi boiler and a generously sized driveway to the front providing space aplenty for 2 cars. The property is in close proximity to all usual amenities including Phoenix Retail Park, and popular attractions such as Elderslie Golf Club and Ferguslie Cricket Club. The property is a short distance from St Fergus Primary School and Abbey Nursery. The Royal Alexandra Hospital is just a 7 minute drive away. The M8 motorway network is also close by, connecting the property to the Central Belt of Glasgow and beyond with ease.





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

Living Room: 3.90m x 4.70m  
 Kitchen: 2.71m x 4.70m  
 Landing: 2.84m x 2.10m  
 Bedroom 1: 2.90m x 3.80m  
 Bedroom 2: 3.10m x 2.50m  
 Shower Room: 1.91m x 2.10m



Certificate Number :

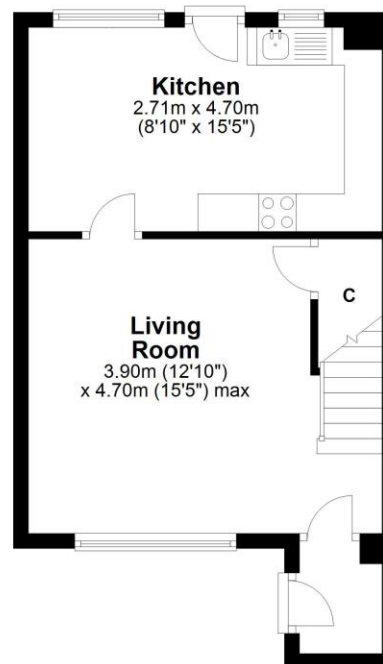
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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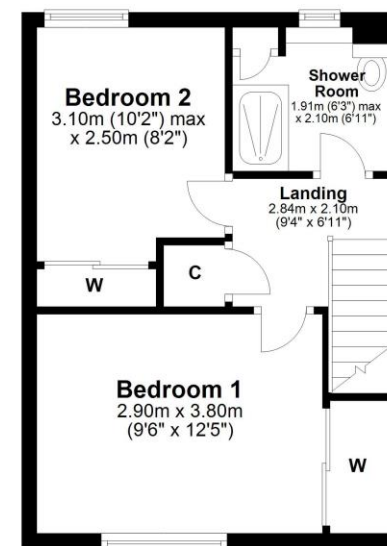
### Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



### First Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 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 to affect your decision to buy, please contact us before viewing the property.