



5 Kingsburgh Drive
Paisley | PA1 3TP

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Offers Over £345,000



5 Kingsburgh Drive, Paisley, PA1 3TP

This expansive semi-detached 3 bed villa is presented to market in ever popular Paisley area. The property enters by a welcoming vestibule in to the ground floor hallway. To the left, you will find a generously sized living room with feature bay windows and ceiling rose. To the rear of the property lies the open plan dining room / family room. The dining room provides space aplenty for a large dining table and chairs, and leads in to the modern kitchen. The kitchen benefits from wall and floor mounted white gloss cabinetry and integrated appliances, with anthracite sink, with a bonus pantry room sitting off. The recently constructed family room benefits from a rain-sensitive electronic velux skylight for maximum light exposure and patio doors lead to the rear garden, and set off from the family room is a modern shower room with WC. Upstairs, there are 3 well sized bedrooms. The master bedroom is front facing and also includes feature bay window. Bedrooms 2 and 3 provide space for a double bed and storage required. The family bathroom is accessed via a half landing and includes half height contemporary tiling to surround the shower and WC. An added bonus space is also available within this property accessed off sliding doors on the main landing upstairs. These stairs lead to an attic space which has been floored and lined by the current owners and is currently used as a workshop space, but includes also space within the eaves for storage. Externally, the spacious rear garden offers a wooden shed for storage and second wooden outdoor space currently used as a bar area. There are also 2 paved seating areas to enjoy the summer sun. The garage to the side of the property is in use, and the current owners have converted the rear portion of the garage to form a fully functional sauna. The property specification includes double glazing, private driveway and gas central heating. The property is a just a short walk from the tranquil gardens of Barshaw Park, and bustling Glasgow Road where you will find all usual amenities such as shops, restaurants and bars. Paisley's Town Centre is also just a short distance, and the nearby M8 motorway network connects the property to the central belt of Glasgow with ease.



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

Ground Hallway: 5.47m x 1.43m

Living Room: 4.80m x 4.00m

Dining Room: 4.00m x 4.40m

Family Room: 5.20m x 2.83m

Kitchen: 5.41m x 2.61m

Shower Room: 1.51m x 2.61m

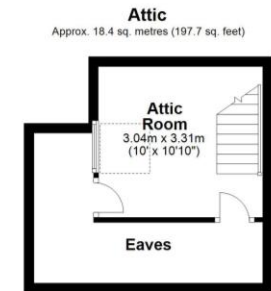
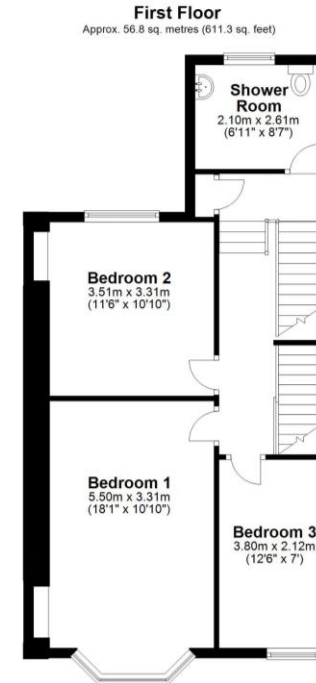
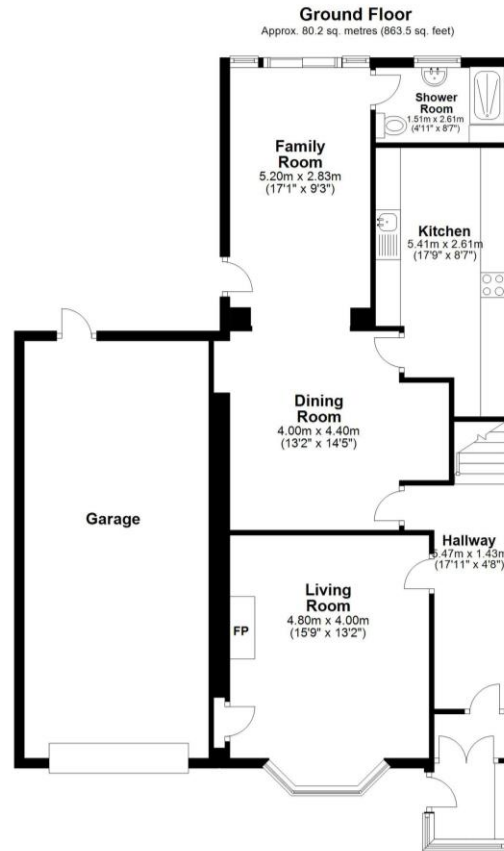
Bedroom 1: 5.50m x 3.31m

Bedroom 2: 3.51m x 3.31m

Bedroom 3: 3.80m x 1.12m

Shower Room (upstairs) : 2.10m x 2.61m

Attic: 3.04m x 3.31m



Total area: approx. 155.4 sq. metres (1672.5 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

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

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.



117 Byres Road, GLASGOW, G12 8TT

www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706