



13 Linside Avenue
Paisley | PA1 1SQ

pattison&co

Offers Over £125,000



13 Linside Avenue, Paisley, PA1 1SQ

This tremendously well presented 2 bed end terrace home is presented to the market in the east end of Paisley. The property enters by a bright and welcoming hallway giving access to all apartments. The spacious living room welcomes an abundance of natural light and has been neutrally decorated with fresh wall paint and laminate flooring in 2023. The rear facing kitchen benefits from wall and floor mounted cabinetry with space for white goods, and leads to the bonus utility space. There is also a downstairs WC which features full height neutral tiling, WC, basin and chrome towel rail. Upstairs there are 2 generously sized bedrooms each with space aplenty for a double bed with storage. Bedroom 2 is front facing and Bedroom 1 is rear facing. Bedroom 1 is also completed with a bonus storage cupboard. The family bathroom has been recently renovated and includes feature wall and ceiling panelling, shower over bath, chrome towel rail and white sanitaryware. The rear garden provides a tranquil space to relax and enjoy the spoils of the Scottish sun with a large paved area and is enclosed on all sides by fences and mature hedges. Further, the property specification includes UPVC double glazed windows and gas fired Ideal combi boiler. The property is ideally located being just a short distance from Paisley's Town Centre where you will find all usual amenities such as bars, restaurants and shops. Hawkhead train station is a short journey away, 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:-

Hallway: 3.57m x 1.81m

Living Room: 4.67m x 3.70m

Kitchen: 1.81m x 3.70m

Utility: 1.81m x 1.81m

Downstairs WC: 1.00m x 1.81m

Upstairs Landing: 1.69m x 2.22m

Bedroom 1: 3.30m x 4.70m

Bedroom 2: 3.21m x 3.70m

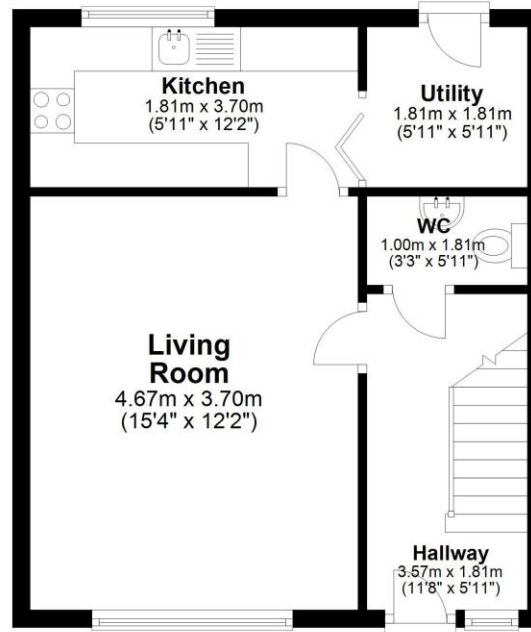
Bathroom: 1.81m x 1.82m



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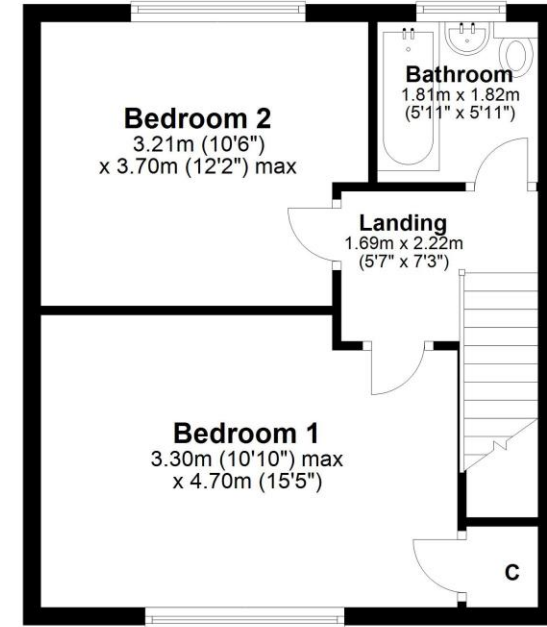
Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



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/>



Total area: approx. 74.0 sq. metres (796.6 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.