



35 Selkirk Avenue
Paisley | PA2 9JF

pattison&co

Offers Over £240,000



35 Selkirk Avenue, Paisley, PA2 9JF

This immaculately presented 3 bed semi detached villa is offered to the market in the desirable Stanely area of Paisley. The property enters by a bright and welcoming hallway giving access to all apartments. The front facing living room boasts a large window allowing for maximum light exposure and provides onwards views of the well manicured front garden area. The expansive L shaped kitchen / dining room includes a good number of wall and floor mounted kitchen cabinetry, breakfast bar and with space for white goods. There is ample space for a large dining table and chairs, and the dining space opens on to the rear garden by patio doors. The bonus utility/vestibule space is accessed off the kitchen. To the rear, there is a delightful conservatory with floor to ceiling windows providing a tranquil space to enjoy the amenities of the rear garden. Upstairs, there are 3 well sized bedrooms, with bedrooms 1 and 3 both benefitting from fitted wardrobe space. The modern shower room features full height neutral tiling, tiled floor, walk in shower and white sanitaryware. The property specification is completed with a private driveway suitable for a number of cars and single garage to the rear, together with double glazed windows, UPVC doors, and a Worcester Bosch Greenstar condensing boiler. The preferred corner plot provides for an expansive front and rear garden space. The rear garden is exceptionally well maintained featuring pruned hedges to ensure privacy, and includes a paved patio area. The property is situated within a quiet residential development in close proximity to all usual amenities. Paisley Town Centre is just a short journey away, and the nearby M8 motorway network connects Paisley to the central belt with ease.



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

Ground Hallway: 2.71m x 1.71m

Living Room: 4.50m x 4.61m

Kitchen / Diner: 5.81m x 5.61m

Conservatory: 2.99m x 3.01m

Utility / Vestibule: 2.71m x 1.71m

Upper Hallway: 2.60m x 2.40m

Bedroom 1: 3.71m x 3.11m

Bedroom 2: 3.50m x 3.11m

Bedroom 3: 2.02m x 2.40m

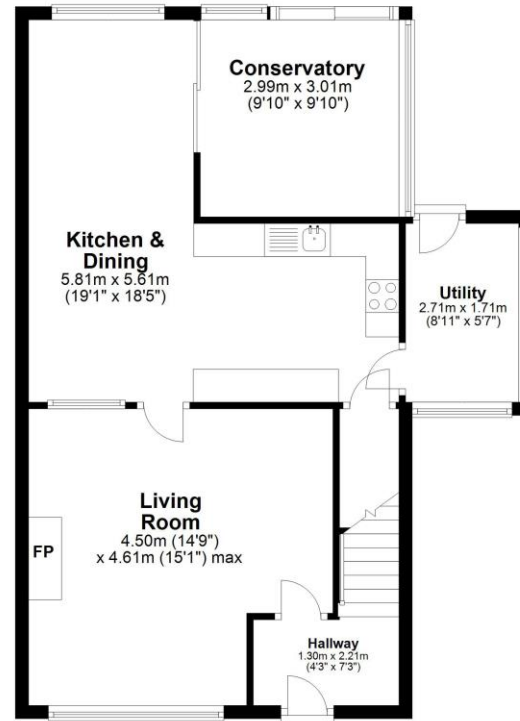
Shower Room: 1.80m x 2.40m



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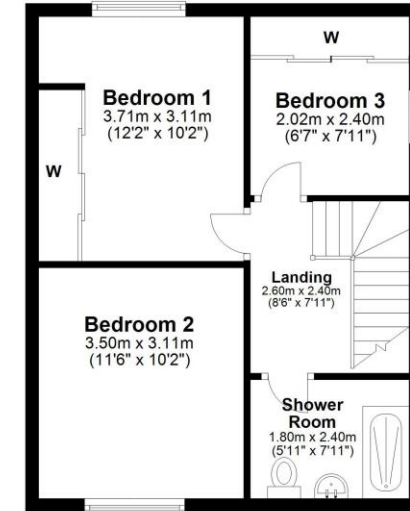
Ground Floor

Approx. 63.3 sq. metres (681.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 99.6 sq. metres (1071.9 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.