



72 Ladykirk Crescent  
Paisley | PA2 6XE

pattison&co



Offers Over £119,000



### 72 Ladykirk Crescent, Paisley, PA2 6XE

This well presented 2 bed semi detached villa is presented to market in ever popular Hunterhill area of Paisley. Set off of the main road by low maintenance front garden grounds, the property enters by a welcoming reception hallway giving access to all apartments. The expansive living and dining room spans the full length of the house and is complimented by large windows allowing for an abundance of natural light to flow in to the property. The dining area to the rear of the property provides space aplenty for a large table and chairs, and leads to the rear facing kitchen. The kitchen has been decorated neutrally and benefits from wall and floor mounted cabinetry, space for appliances, and white splashback tiling. The kitchen also gives access to the rear garden grounds (also accessed via the side of the house externally). Upstairs, there are 2 well proportioned bedrooms which each allow for a double bed with storage. Bedroom 1 is front facing, with Bedroom 2 being rear facing. The accommodation is completed by a shower room located on the upper level, which benefits from full height neutral tiling, shower cubicle and white sanitaryware. To the rear of the property you will find spacious and low maintenance garden grounds on a split level with a wealth of space to enjoy the spoils of the Scottish sun. The property specification includes gas fired combi boiler installed in November 2023, and UPVC double glazed windows. Parking is on street. Situated to the South of Paisley's Town Centre, this property is ideally located for all usual amenities such as restaurants, bars and Royal Alexandra Hospital is a short journey away. Paisley Canal Train Station is within walking distance, and the property is served by well established and reliable public transport. Further, the nearby M8 motorway network connects 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:-

Hallway: 2.55m x 2.21m

Living / Dining Room: 5.65m x 3.60m

Kitchen: 3.00m x 3.20m

Bedroom 1: 2.83m x 4.92m

Bedroom 2: 2.72m x 3.90m

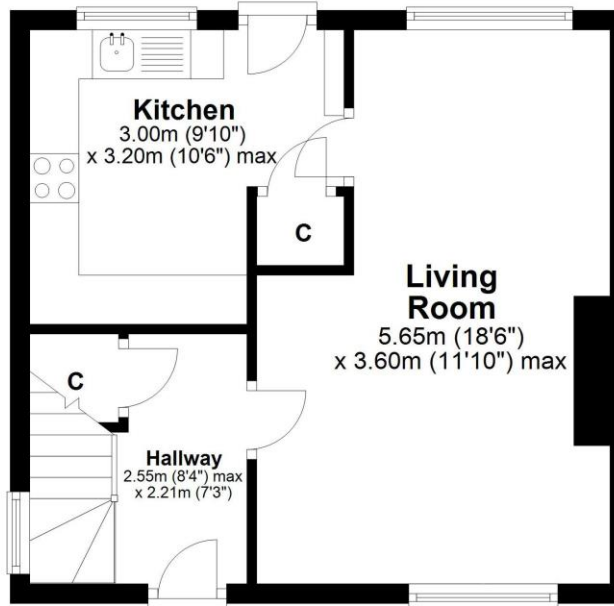
Shower Room: 1.72m x 1.91m



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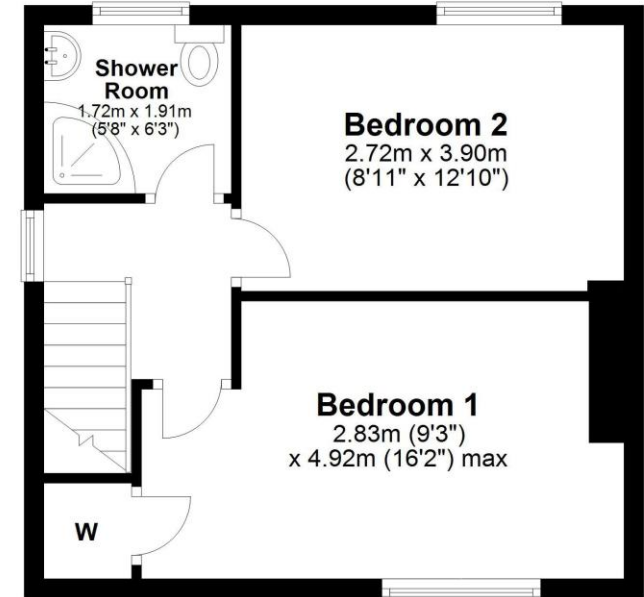
### Ground Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	70	
55-68	D		
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.