



21 Glencora Drive  
Paisley | PA2 7QB

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Offers Over £115,000



## 21 Glenclora Drive, Paisley, PA2 7QB

This well presented 2 bed end terraced villa is offered to market in the popular Dykebar area in Paisley's south east. The property enters by a private front garden off of a quiet residential street, with the entrance door opening in to a bright and welcoming hallway giving access to all apartments. The spacious living room benefits from a front facing double window allowing for an abundance of natural light to flow in to the property. The rear facing kitchen benefits from wall and floor mounted cabinetry with space for white goods, and provides tranquil views of the onwards rear garden grounds. Located off of the kitchen there is a rear vestibule / utility space which can suitably accommodate appliances or perhaps a kitchen expansion, and can also be accessed via the hallway. Upstairs, there are 2 well proportioned bedrooms each with space aplenty for a double bed with storage. Bedroom 1, the master bedroom, is front facing and includes bonus cupboard space. Bedroom 2 is rear facing and benefits from integrated wardrobe space. The family bathroom includes white sanitaryware, full height tiling to walls and floor, and shower over bath. Externally, there is a well maintained garden to the rear of the property enclosed on all sides. The property specification includes space heating to wall mounted electric storage heaters and double glazed UPVC windows. The property requires a degree of modernisation though offers flexible and spacious accommodation suitable for a range of buyers with it's ideal end terraced position. Parking is on street. The property is located in close proximity to a range of local schools such as Lochfield early learning and childcare, and both Toldholm and St Charles RC primary schools. Nearby Neilston Road offers all usual amenities, and Paisley Canal train station is a short journey away. Further, the nearby M8 motorway network connects the property to the remainder of the central belt with ease.





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

Hallway: 3.60m x 1.80m

Living Room: 4.50m x 3.70m

Kitchen: 1.85m x 3.70m

Landing: 1.81m x 2.20m

Bedroom 1: 3.31m x 4.60m

Bedroom 2: 3.05m x 3.30m

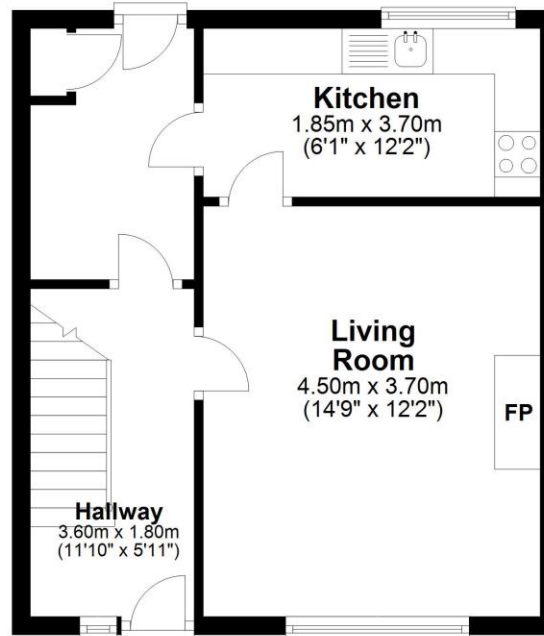
Bathroom: 1.90m x 1.91m



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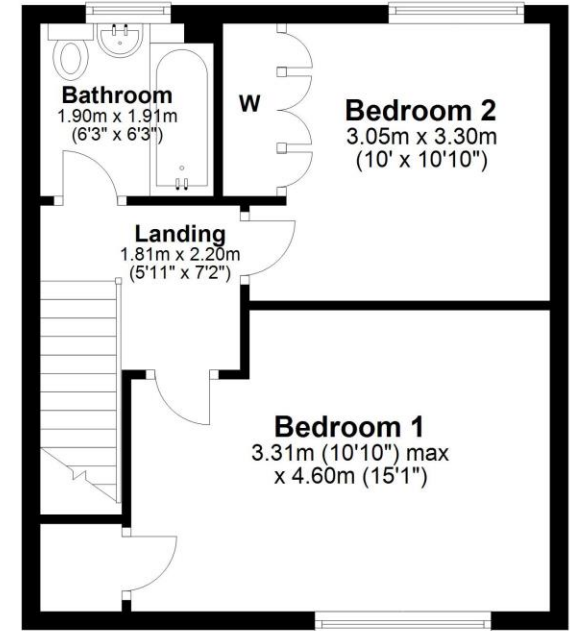
### Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 72.2 sq. metres (777.6 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.