



Kingsburgh Drive | | Paisley | PA1 3TP

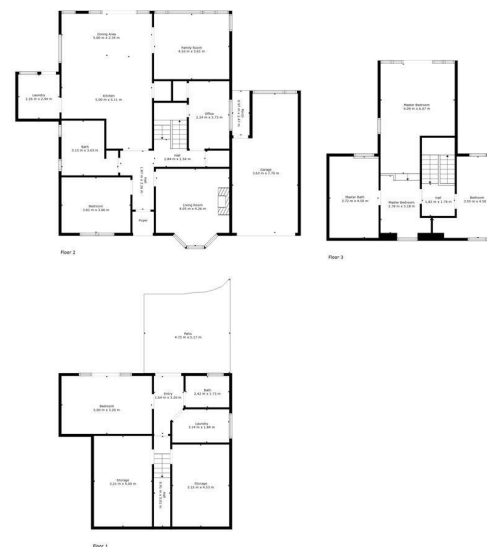
Offers over £460,000

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Paisley | PA1 3TP  
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**\*\* CLOSING DATE THURSDAY 1ST MAY AT 12 NOON\*\***

This 4 bed family home spanning 3 floors has been exceptionally and lovingly upgraded by the current homeowner and is presented to market in true walk in condition.



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**TOTAL: 209 m<sup>2</sup>**  
BELOW GROUND: 37 m<sup>2</sup>, FLOOR 2: 119 m<sup>2</sup>, FLOOR 3: 53 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 30 m<sup>2</sup>, PATIO: 21 m<sup>2</sup>, GARAGE: 25 m<sup>2</sup>,  
PORCH: 2 m<sup>2</sup>, LOW CEILING: 11 m<sup>2</sup>

Floorplan Created By Procreate Media. Measurements Deemed Highly Reliable But Not Guaranteed.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

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