



Kingsburgh Drive | | Paisley | PA1 3TP

Offers over £460,000

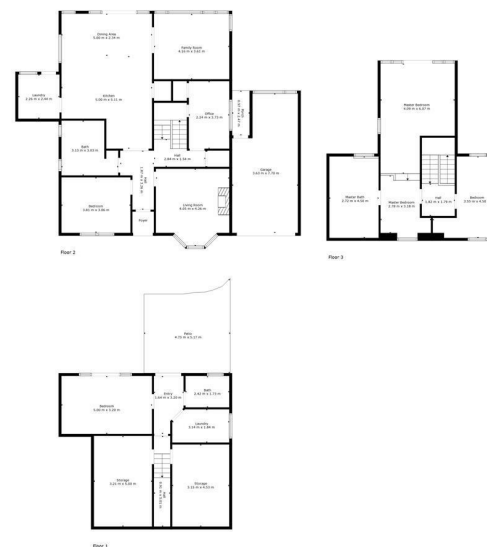
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**\*\* CLOSING DATE THURSDAY 1ST MAY AT 12 NOON\*\***

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 Procapture 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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