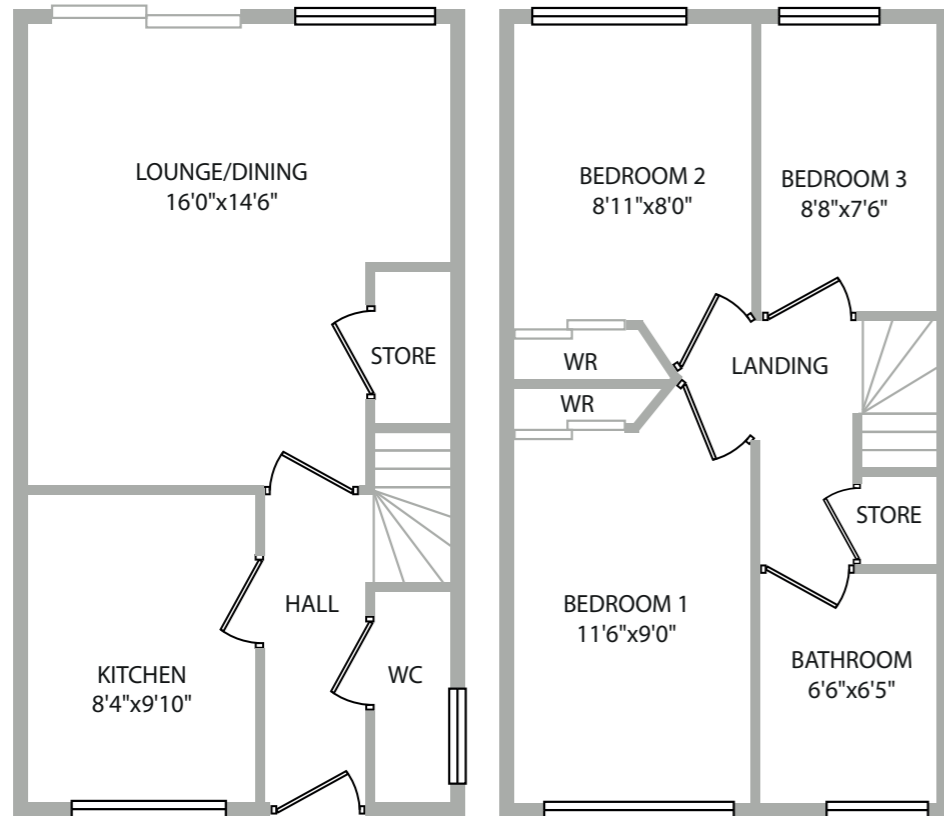




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## Ivy Gardens Paisley PA1 2BT



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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. It's terms are not warranted and do not constitute any offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty given or implied that these are in working order or that they are connected to supply. Buyers are advised to see their own verification in this regard.



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## Ivy Gardens Paisley PA1 2BT



**Fixed Price** £145,000

**Viewing:**  
by appointment with  
Caledonia Property

**0141 648 0888**

**EPC: Band C**  
**Ref No: P448**

Offering to the market this spacious modern end terraced villa with family accommodation and presented in walk in condition. This is a super family home and an early viewing is advised.

The accommodation comprises reception hall, cloaks/wc, large lounge with space for dining table and chairs. A patio door gives access to the rear gardens. Modern fitted kitchen with appliances. The upper floor has three good size bedrooms and family bathroom.

The property is further enhanced by a gas central heating system with additional 'Hive' feature allowing you to control your heating remotely, double glazing and off street parking to the front for two cars. The rear garden is enclosed and private and has a patio and AstroTurf lawn for ease of maintenance. The property has fresh décor and flooring throughout and an early viewing is recommended.

Paisley has a selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area and into Glasgow if required. The M8 motorway network is within 2 miles and provides additional links to Glasgow International Airport, intu Braehead Shopping Complex and Glasgow City Centre.

