

7 Tillet Oval

PAISLEY, RENFREWSHIRE, PA3 2DH



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market this spacious two-bedroom mid terraced house, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find an inspired layout over two levels, providing light-filled accommodation.

Room dimensions are generous and the accommodation has been arranged to offer



flexibility and individuality. The formal lounge is pleasantly located to the front of the property and is flooded with natural light. The current owners have created recess space for a table and chairs. The kitchen has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.



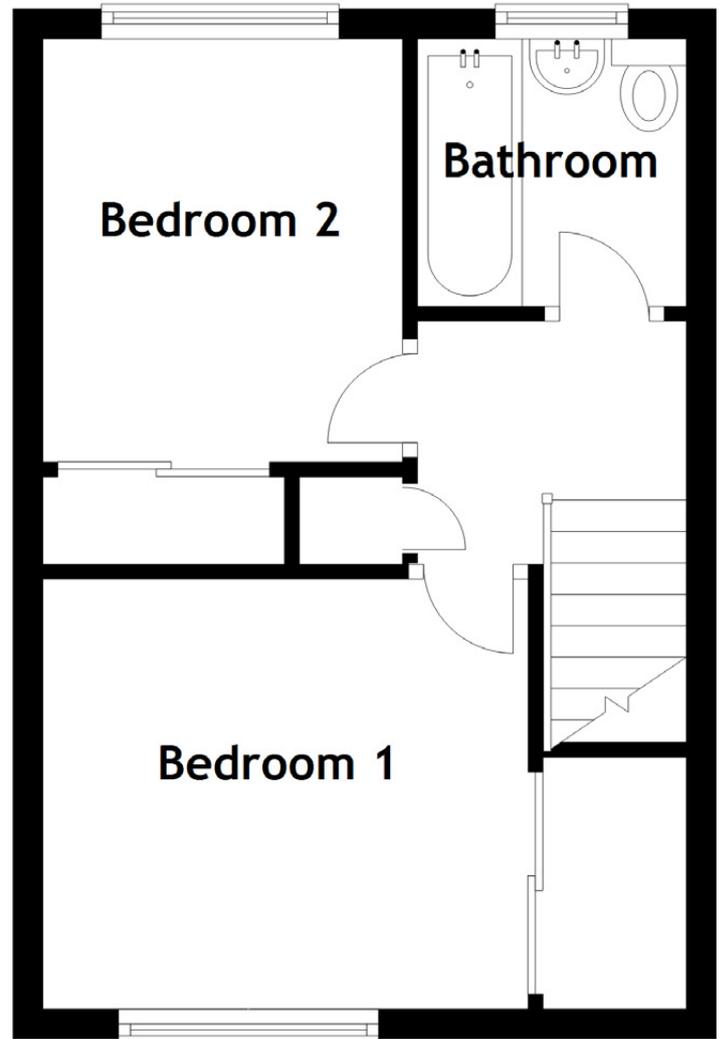
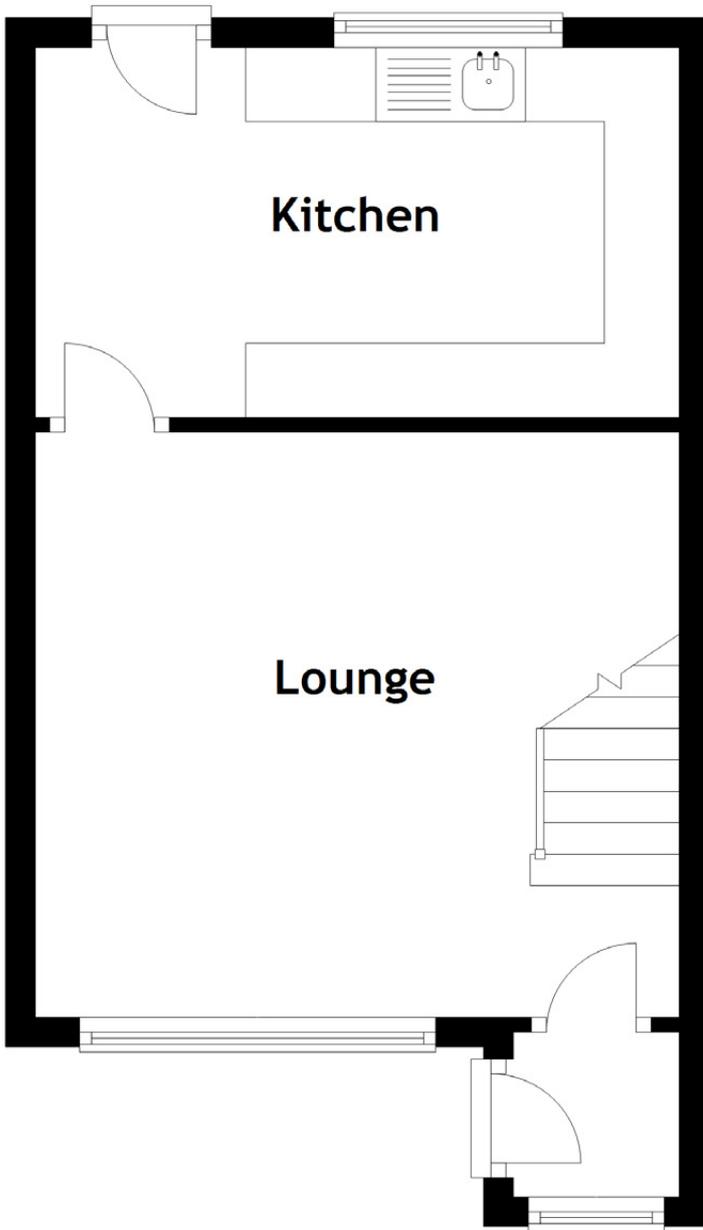
Journeying upstairs, you will discover two bright and airy bedrooms. Both of the bedrooms are enhanced with built-in storage and offer a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation internally.





Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.95m (12'11")
Kitchen	4.30m (14'1") x 2.50m (8'2")
Bedroom 1	3.25m (10'8") x 2.90m (9'6")
Bedroom 2	2.85m (9'4") x 2.40m (7'11")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 53m²
EPC Rating: E

Buyer's Premium Value: £2400

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

Externally, to the front, the property has a driveway providing off-road parking and a fully enclosed garden to the rear, which will be popular in summer months, enjoying the peace and quiet. Double glazing and electric heating is provided throughout to create a warm yet cost-effective way of living all year round.



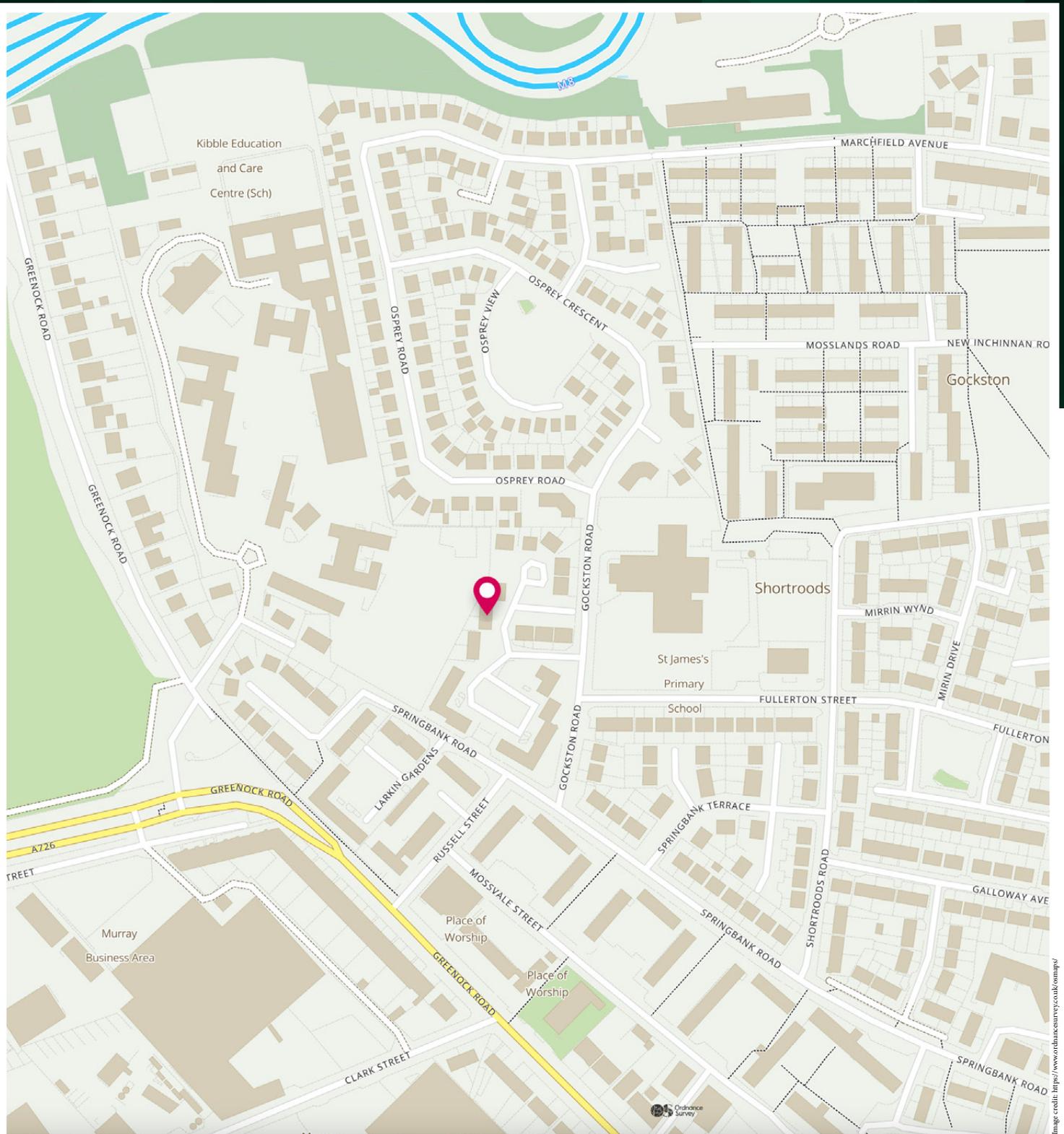


The property is ideally positioned with a range of amenities close by and is very well situated for accessing the town centre, primary and secondary schools, Royal Alexandra Hospital, the University of the West of Scotland and local public transport links including railway links and bus station. It sits close to the extensive Pheonix Retail Park which includes Asda, Argos superstore, Showcase Cinema and a number of places to eat out. A three minute drive takes you to the M8 motorway which provides road links to destinations further afield and seven minutes to Glasgow International Airport. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire.

Offering all the amenities of a large town and with a friendly, welcoming character, you'll find Paisley has a great mix of history and modern facilities.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Braehead Retail Park and sports pursuits, such as climbing and ski-ing at 'Intu' Braehead is a 12 minute drive away.

The Location



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Exchange
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