

# 5 Hillcrest Avenue

PAISLEY, PA2 8QW



*The property has been designed to maximise the natural available light to create a modern ambience*



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Part Exchange available. We are delighted to introduce to the market this spacious two bedroom mid-terraced house positioned in a popular pocket of Paisley. The property is in need of modernisation but is perfect for those looking to put their own stamp on things.

The property has been designed to maximise the natural available light to create a modern ambience. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

## THE LOUNGE/DINER



On entering this property you walk into a hallway, which provides access to all rooms. The formal lounge come dining area is flooded with natural light from the windows to the front and rear. The feature fire gives the room a real cosy feel.



# THE KITCHEN



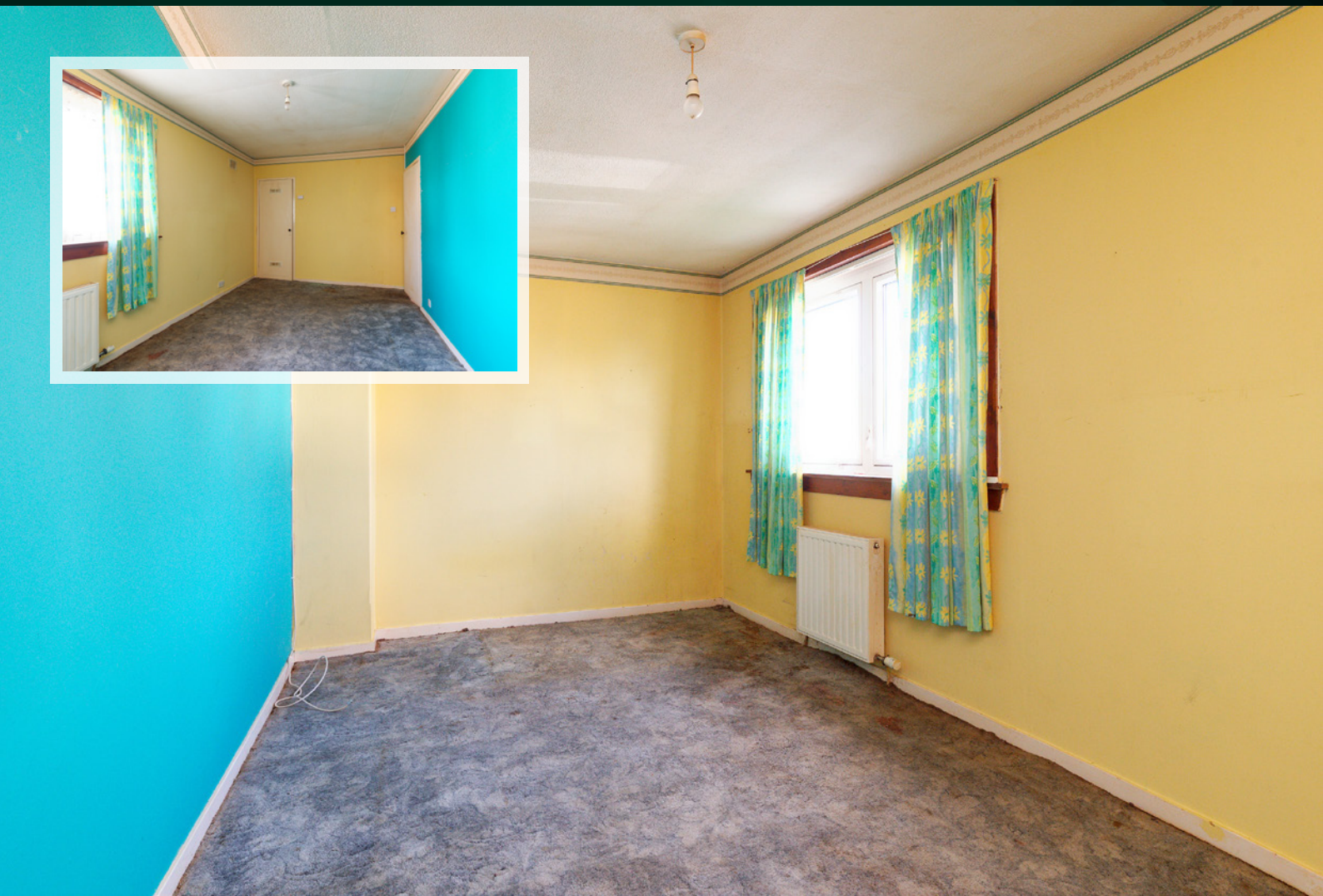
The kitchen includes a range of floor and wall mounted units with ample space for free-standing appliances.





Journeying upstairs, you will discover two well-proportioned bedrooms, both with a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom completes the accommodation internally.

# THE MASTER BEDROOM





# BEDROOM 2





# THE BATHROOM





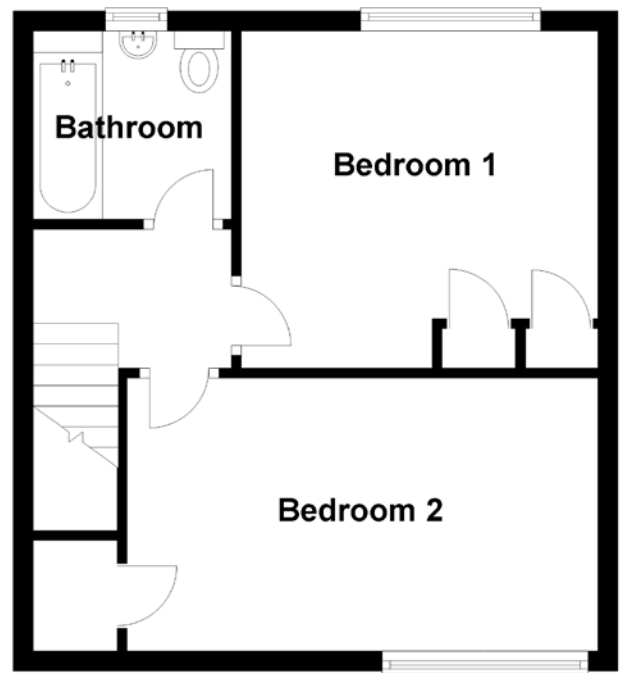
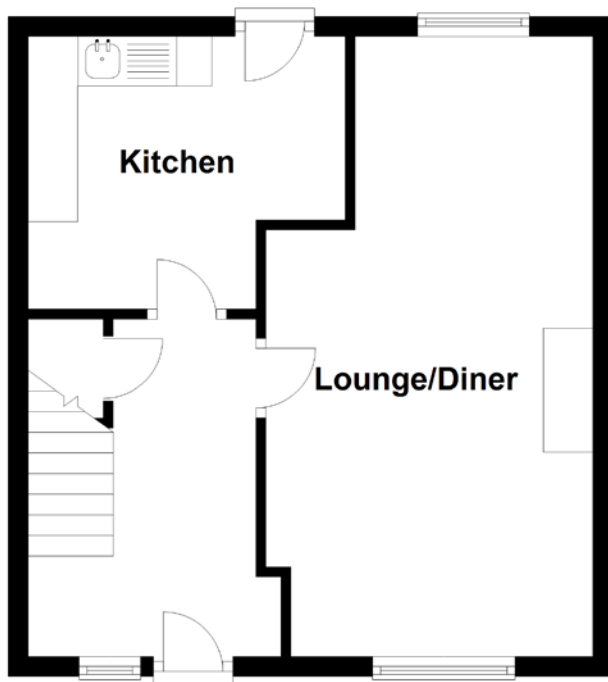
Externally, there are private front and rear gardens. The rear garden is a real suntrap, especially in the summer months. Subject to permission, the front garden can be transformed into a driveway. The property benefits from gas central heating and double glazing for a warm yet cost-effective way of living all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



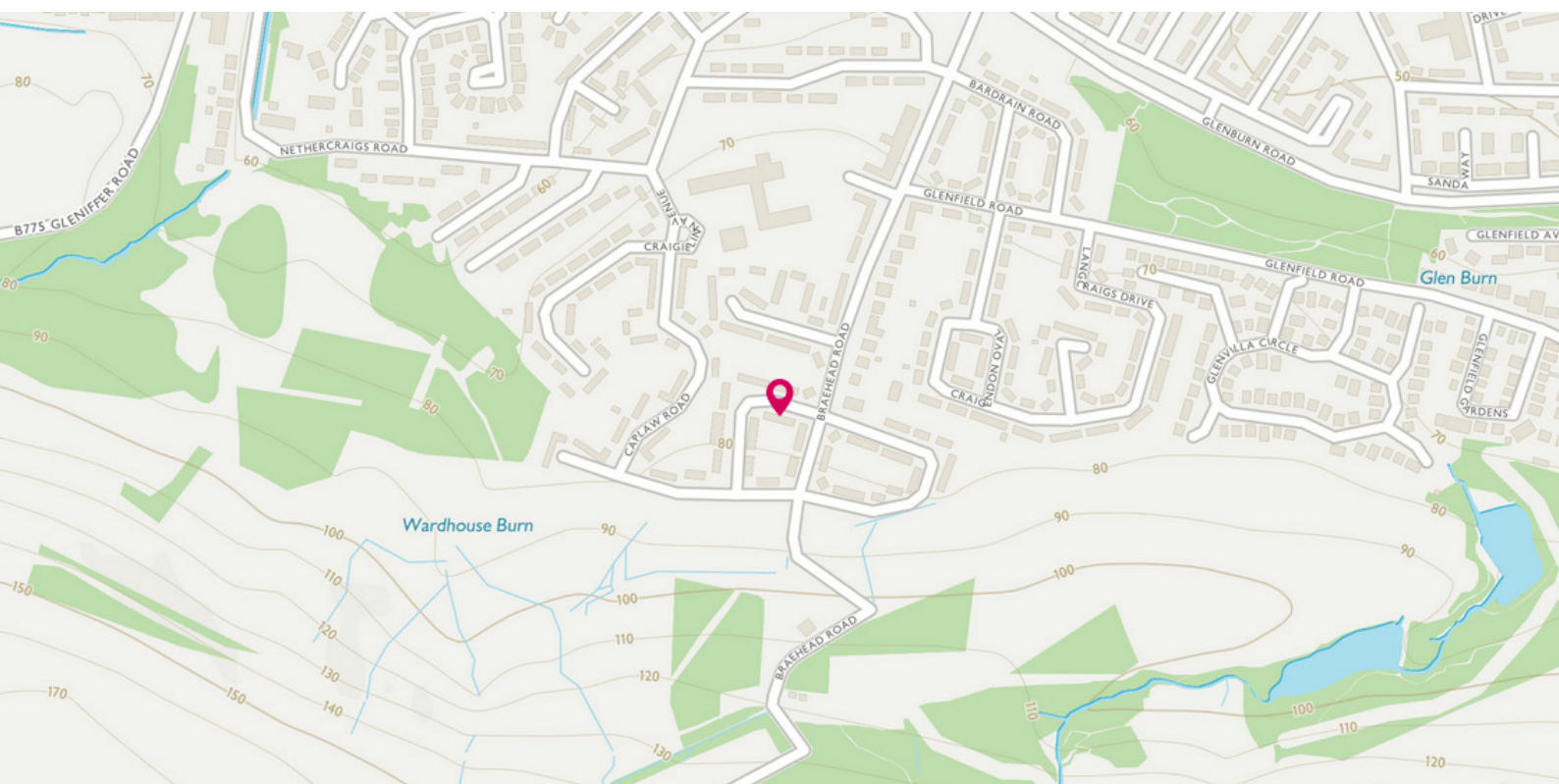
Approximate Dimensions (Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge/Diner | 6.25m (20'6") x 3.30m (10'10") |
| Kitchen      | 3.20m (10'6") x 2.75m (9')     |
| Bedroom 1    | 3.80m (12'6") x 3.40m (11'2")  |
| Bedroom 2    | 4.75m (15'7") x 2.80m (9'2")   |
| Bathroom     | 2.00m (6'7") x 1.90m (6'3")    |

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>

EPC Rating: C

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





# THE LOCATION

5 Hillcrest Avenue is situated in a popular pocket of Paisley. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire, and offers all the amenities of a large town and with a friendly, welcoming character and a mix of both history and modern facilities.





The property is also well situated for accessing the town centre, as well as primary and secondary schools, and The Royal Alexandra Hospital and the University of the West of Scotland which are all easily accessed via local public transport links, along with Paisley Gilmour Street and Paisley Canal railway stations, and major bus routes.

Also, nearby are the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These include swimming at the Lagoon Leisure Centre and The On-X Sports Centre at Linwood; climbing, skiing and ten-pin bowling are available at Soar Retail Park, Braehead along with shopping at Intu Braehead, which are just a short drive away, with other facilities also close by at Barrhead and The Silverburn Shopping Centre.



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