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ESTATE AGENCY

38 Ivy Gardens,  
Paisley PA1 2BF

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This modern mid terrace is beautifully presented and positioned in a residential courtyard setting developed by O'Brien Homes in 2016.

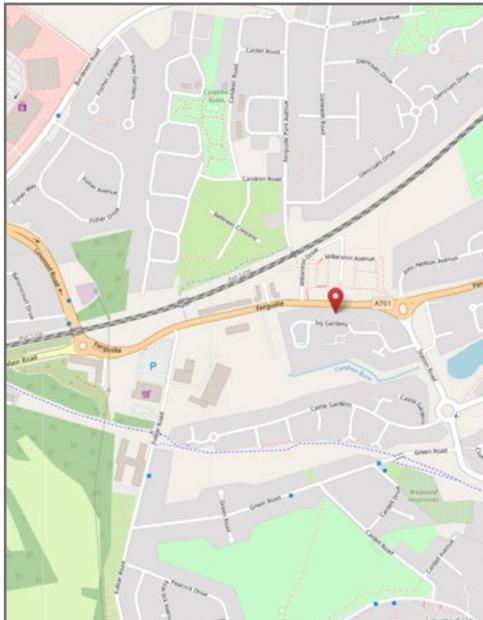
The upgraded accommodation comprises entrance hallway which has access to a ground level WC front facing modern kitchen with a selection of wall & base units and integrated appliances including fridge/freezer, oven, hob and extractor hood. The dining size lounge is at the rear of the property and has an understairs storage cupboard and sliding patio doors opening to the low maintenance garden.

On the upper level there are two well proportioned bedrooms, both with fitted mirrored wardrobes. The contemporary bathroom completes the accommodation and has a WC, wash hand basin, bath and separate shower cubicle.

The property specification includes gas central heating, double glazing and attic storage.

The property has a private garden to the rear which has artificial grass and decked area all bordered by timber fencing. To the front there is a monobloc driveway providing parking for two cars.





#### EPC rating

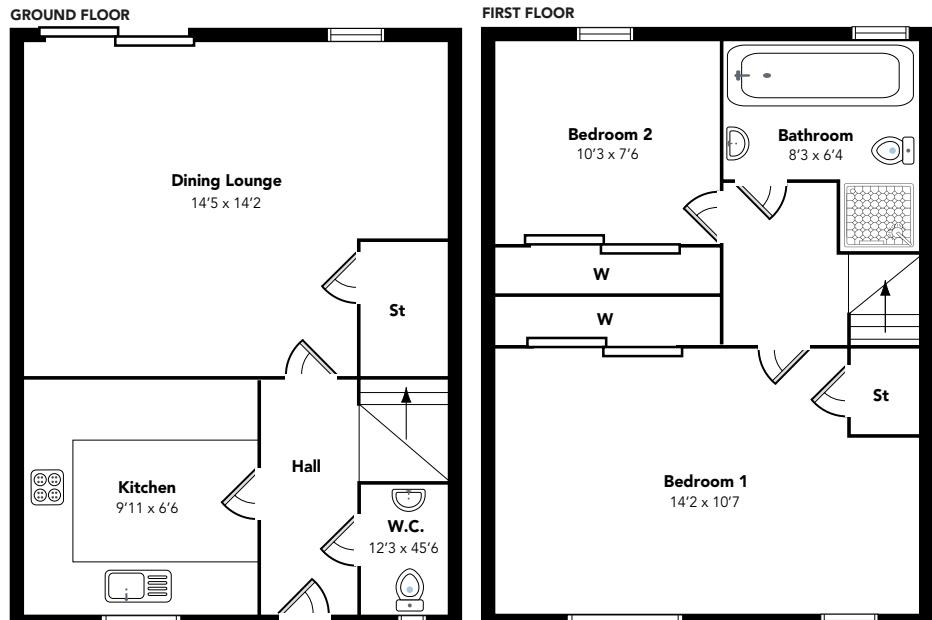
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#### Office

Paisley

#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale

Produced by Plushplans

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