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ESTATE AGENCY

65 Arkleston Road,
Paisley PA1 3TR

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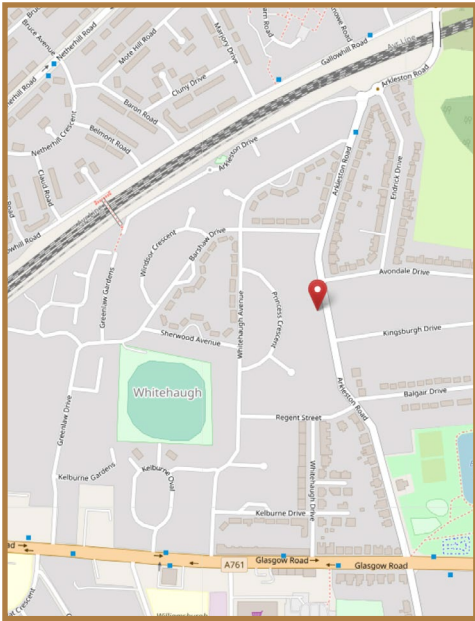
This charming period mid terraced villa is a beautiful family home with a wealth of period features occupying a generous plot. The property has been extended to provide further accommodation giving flexible living spaces opening to a beautiful rear garden.

An impressive reception hallway with beautiful stairwell leads to the upper level. The hallway gives access to a ground level contemporary bathroom, with separate walk-in shower, bay window lounge with detailed ceiling and a living flame gas fire. To the rear is the sitting room which has a recess for dining. A feature fireplace with a further living flame fire adds to the ambience of this lovely family home. Off the sitting room is the breakfast kitchen and a separate utility room. The kitchen has ample wall & base units and with integrated appliances including five burner hob, slimline dishwasher and extractor hood. There is a Upvc door leading to a side deck and the garden.

The first floor is accessed via the original balustrade stairwell with carpet runner which leads to four fantastic bedrooms. The principal bedroom is to the front and also has a bay window mirroring the lounge below. The second bedroom at the rear has an en-suite shower room with walk-in shower, wc and wash hand basin.

Externally there is a mono block driveway to the front providing off street parking. To the rear there is a beautiful, well tended, mature garden separated into two with lawn and a selection of plants, shrubs and bushes at the rear.





EPC rating

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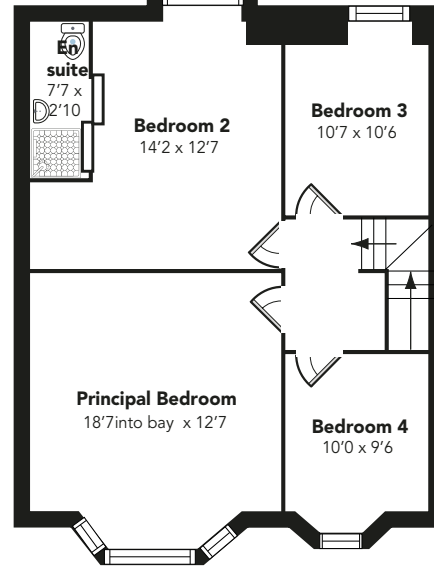
Office

Paisley

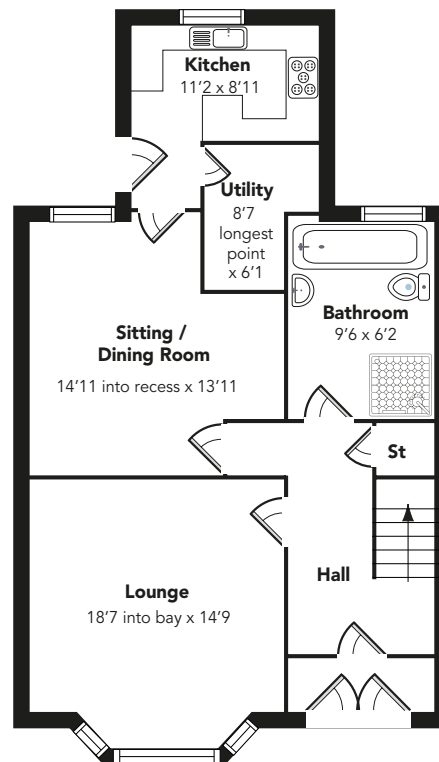
disclaimer

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.

FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

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