



## 15 Hugh McIver Avenue, Paisley, PA2 7FF

Offers over £244,995



Elevate Property Services are delighted to present this FOUR bedroom end terrace townhouse within the popular Hawkhead Estate in Paisley to market. This splendid property built by the well regarded Kier Homes in 2015 is presented to market in walk-in condition and is not expected to be available for long.



Property Information

Welcome to 15 Hugh McIver Avenue, this bright and spacious FOUR bedroom end terrace townhouse provides flexible accommodation over three floors and is sure to appeal to a variety of purchasers.

To the front, the property benefits from a Monoblock driveway leading to a substantial garage providing excellent storage. Upon entering through the modern front door, you are welcomed into the reception hallway which provides internal access to the garage and access to most rooms within this fantastic property. A well-proportioned bedroom is located to the rear of the ground floor which boasts French door access into the rear garden. This room is currently used for home working but is flexible for a variety of different uses. A laundry/utility room is available to the side of this with space for a free-standing washing machine and dryer. Direct access to the fully enclosed rear garden is also available via this room. A convenient cloakroom completes this floor, comprising of a wash hand basin and W.C.

A carpeted staircase leads to the accommodation on the middle floor and firstly to the bright and spacious lounge. This beautifully decorated room boasts patio door access to a front facing balcony and space for dining, creating the perfect spot for family time or socialising. The modern fitted kitchen is positioned to the rear of the lounge and hosts an array of wall and floor units, creating an abundance of storage and workspace. The kitchen further benefits from an integrated gas hob, oven, grill, extractor fan, fridge-freezer and dishwasher. With French doors to the front and rear of the kitchen, this room is filled with an abundance of natural light. Completing this floor is a convenient cloakroom with a wash hand basin and W.C.

On the second floor, three well-proportioned bedrooms are available, with the primary also featuring an ensuite shower room with a wash hand basin and W.C. Completing this floor is a family bathroom comprising of a bathtub with shower over, wash hand basin and W.C.

The rear garden is fully enclosed with areas of lawn and patio, creating a safe and easily maintained environment for children and pets alike.

Ideally situated within the quiet Hawkhead Estate in Paisley and a short distance to sought after schooling, this property will particularly appeal to families with children of various ages. With excellent transport links to local shopping centres, or further afield to Glasgow Airport, Glasgow City and Loch Lomond area, ideal for commuting. Also perfect for those purchasers that enjoy the outdoors with the cycle path and nature walks on your doorstep.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

Ground Floor -  
Utility/Laundry Room - 3.02m x 2.08m  
Bedroom Four - 4.85m x 2.51m  
W.C. - 2.18m x 0.97m

First Floor -  
Lounge/Dining - 6.55m x 4.75m  
Kitchen - 3.43m x 2.62m  
W.C. - 2.77m x 2.01m

Second Floor -  
Bedroom One - 4.04m x 2.62m  
Ensuite - 2.62m x 1.19m  
Bedroom Two - 2.69m x 2.62m  
Bedroom Three - 3.10m x 2.01m  
Bathroom - 2.31m x 1.50m

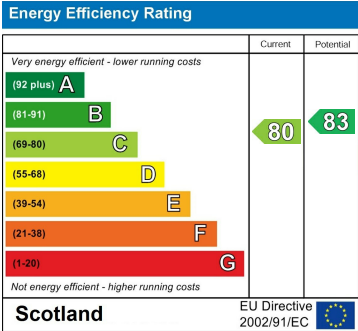
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.