



Estate Agents and Solicitors

## 63 Hillhead Crescent, Paisley, Renfrewshire, PA3 3FF

Immaculately Presented, Three-Bedroom, Semi-Detached Family Home

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# Property Description

Immaculately presented, three-bedroom, semi-detached family home with a garden, driveway, and garage. Set in a modern residential, family friendly development, the property is located in Paisley, to the west of Glasgow.

Comprises: an entrance hall, living room, kitchen, three double bedrooms, an en-suite shower room, family bathroom, and a ground floor WC.

Tastefully finished with light, neutral decor, highlights include contemporary lighting and flooring, a fitted kitchen, and modern bathroom suites. In addition, there is gas central heating, uPVC double glazing, and good integrated storage including a partially floored attic.

Externally, the property benefits from a rear garden laid to lawn with two timber decks and a shed. There is a two-car driveway to the front, leading to the integral garage which has finished and plastered internal walls, offering potential for conversion, subject to the necessary consents.

The bright entrance hall has wood-effect flooring, carpeted stairs leading to the landing, and serves a modern WC with a two-piece suite and a front-facing window.

Set to the rear, the spacious living room offers carpeted flooring and a storage cupboard, and leads through to the kitchen which has French patio doors opening out onto the rear deck. The kitchen itself is fitted with modern white units with wood-effect worktops, a stainless steel sink and a tiled surround. Appliances include an integrated gas hob, electric oven and extractor hood, with space for further freestanding white goods.

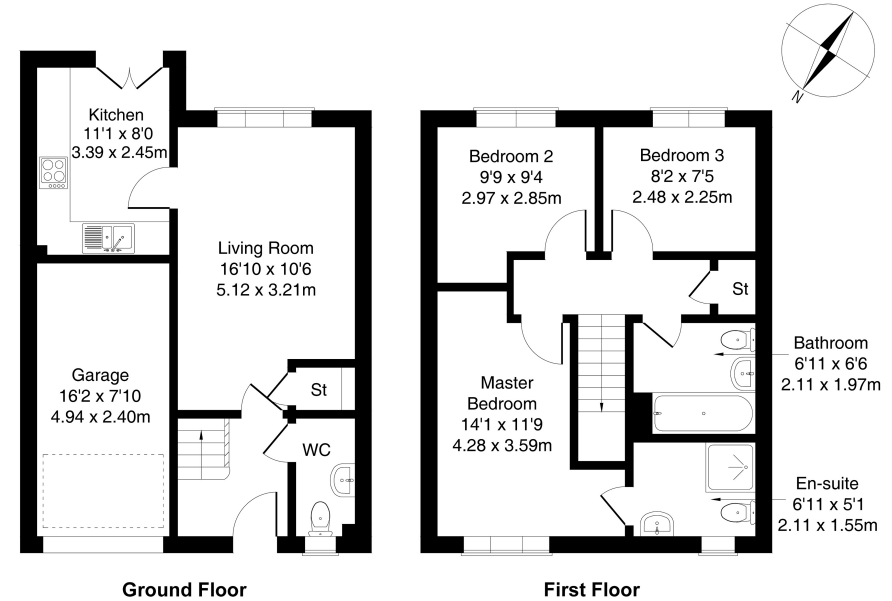
Upstairs, the master bedroom features a freestanding wardrobe, carpeted flooring and a stylish en-suite shower room, whilst bedrooms two and three overlook the rear garden and include carpeting and pendant light fittings. Set internally off the hall, the bathroom is fitted with a white three-piece suite with a mixer tap shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



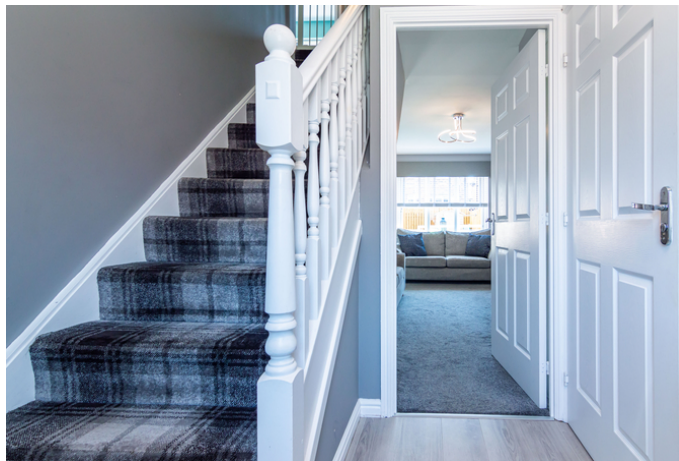
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Lying to the west of central Glasgow, the former weaving town of Paisley offers numerous shops and retail opportunities such as Braehead Shopping Centre and numerous supermarkets throughout. Local leisure amenities include the Lagoon Leisure Centre, Paisley Museum and Art Gallery, and numerous parks and sports clubs, with the extensive Gleniffer Braes Country Park for outdoor recreation within easy reach. Schooling is well catered for at all levels from nursery, primary and

secondary schools, up to the Paisley campus of The University of the West of Scotland. Paisley is ideally suited for the commuter, with the M8 motorway and further road networks giving easy access to Glasgow city centre and central Scotland, with good bus services and three railway stations serving the area. Paisley is also extremely well-placed for access to Glasgow International Airport.









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