



SOLICITORS & ESTATE AGENTS



**DETACHED BUNGALOW
168 HAWKHEAD ROAD, PAISLEY PA2 7BQ
Offers Over £370,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Improved to a high standard and specification, this substantial traditional DETACHED BUNGALOW benefits from an imaginatively created extension and is set amidst a large plot with a particularly generous rear and fully stocked mature garden. The property occupies an enviable position within this established residential district. Situated close to excellent amenities including schools (St Andrews Academy), Hawkhead Station, Barshaw Park and within easy reach of Paisley Town Centre and access to the motorway.

The property offers a flexible “all on the level” layout benefitting from gas central heating, double glazing and large driveway. The property was re-rendered externally in 2018.

Decorative double glazed and PVC front door onto entrance hall, large reception hall with access to all main apartments off. Of particular note within the hall is the replacement-stained pine finishes to doors, door surrounds and skirtings. Fabulous 23' lounge/dining room with patio doors and three-quarter length window enjoying spectacular tree lined aspects over the rear garden, with window to side providing additional natural light. Professionally designed and fully fitted (2020) kitchen comprising extensive floor and wall mounted polished white veneer fronted units with complimentary work tops and splash back, stainless steel sockets, extensive integrated appliances to include stainless steel gas hob with hood above, microwave, oven, dishwasher and washing machine. The kitchen enjoys aspects to both side and rear again overlooking the garden with double glazed and PVC door to side. Main bedroom comprising a generous double with bay window to front and stone fireplace and hearth, deep ceiling cornice and wall lights (this could easily comprise a formal lounge if required). There are also three further double bedrooms and two modern fitted and fully tiled shower rooms, each comprising three-piece suites with ceiling lined in PVC with recessed downlights and polished chrome towel rails.

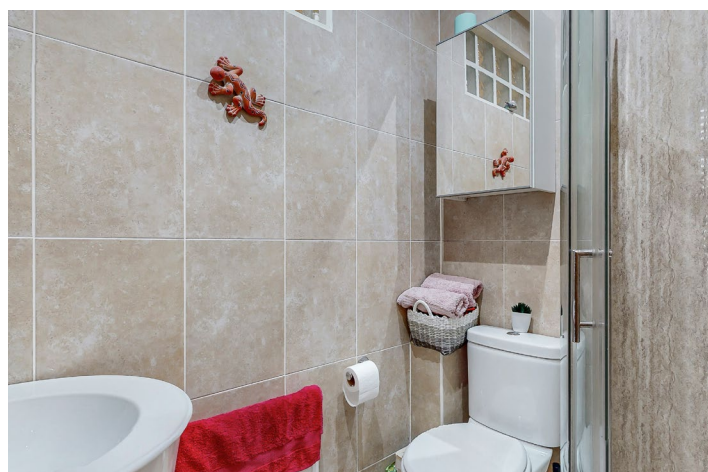
There is an external garden room/studio which is fully insulated with double glazing including doors.

Extensive off-street parking to front and side. Extensive fully enclosed mature tree lined rear garden.

EPC Rating

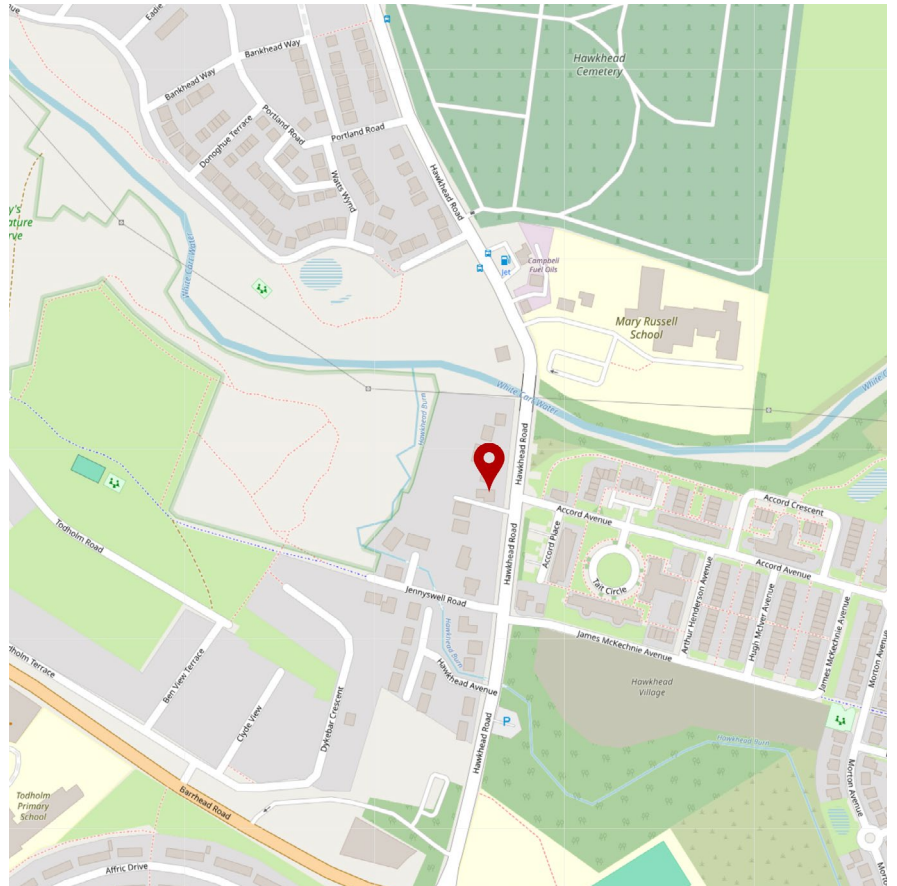
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LOUNGE/DINING	23'0 (7.01m) x 13'10 (4.22m)
KITCHEN	13'8 (4.17m) x 7'8 (2.35m)
BEDROOM ONE	17'2 (5.23m) x 12'3 (3.74m)
BEDROOM TWO	15'3 (4.66m) x 12'9 (3.89m)
BEDROOM THREE	11'9 (3.57m) x 11'5 (3.49m)
BEDROOM FOUR	12'6 (3.82m) x 8'7 (2.63m)
SHOWER ROOM 1	6'0 (1.83m) x 4'9 (1.46m)
SHOWER ROOM 2	7'5 (2.27m) x 6'5 (1.95m)
GARDEN ROOM/STUDIO	11'6 (3.50m) x 9'6 (2.91m)



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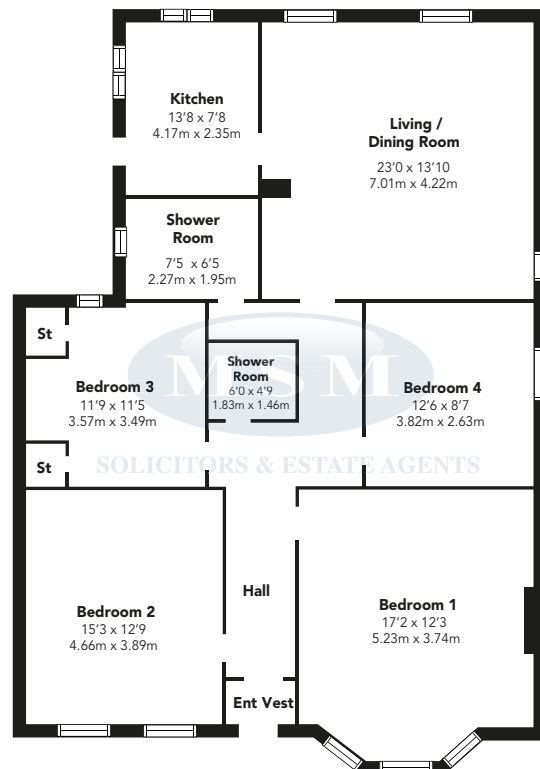
Travel Directions

Travelling north along Hawkhead Road from the roundabout at the junction with Barrhead Road, number 168 is on the left opposite Hawkhead Village and Accord Avenue.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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