



Blackland Grove | | Paisley | PA2 8EH

Offers Over £310,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Blackland Grove.

An excellent four-bedroom, modern detached villa in fantastic walk-in condition.

Property Description

Located in the popular area of Paisley, this family-friendly location offers excellent accommodation over two levels.

The accommodation on offer extends to a welcoming hallway. This leads to a spacious lounge area to the left with a large picture window that provides ample natural light. The double doors lead to the dining room and, through again, to the conservatory, with patio doors allowing access to the private rear garden. The modern kitchen can be accessed from the hall and the dining area, with floor and wall-mounted units and contrasting worktops. From the kitchen via the utility room, there is also door access to the rear garden, which in turn gives access to the substantial private rear decked sitting area and patioed garden with an astro-turfed area for the kids' play area. Completing the ground floor is the garage, which can be accessed from the utility room. The wc is conveniently placed in the hall next to the main door.

On taking the stairs to the upper floor of the property, you will have access to the four good-sized bedrooms. The master benefits from a built-in cupboard and an en-suite shower room. Finishing the upper level is the family bathroom, which has a three-piece suite and a shower over bath with a tiled splashback. The property further benefits from Gas Central Heating, Double Glazing, a private mono-block driveway providing off-street parking, and, as the property is a corner plot, a substantial private, secure rear garden.

Paisley itself offers a range of local amenities, including supermarkets, shops, bars, restaurants, and transport links. A regular bus route gives access to Queen Elizabeth University Hospital, Braehead Shopping Centre, and Paisley Gilmour Station, and it is only a 15-minute drive to Glasgow City Centre.

The M8 motorway network is also nearby, with nearby locations such as Glasgow International Airport, a 5-minute drive from the property.

Whilst we endeavor to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest point and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

