

# walker laird

solicitors and estate agents



63 Fintry Avenue, Paisley,  
Renfrewshire, PA2 8DA

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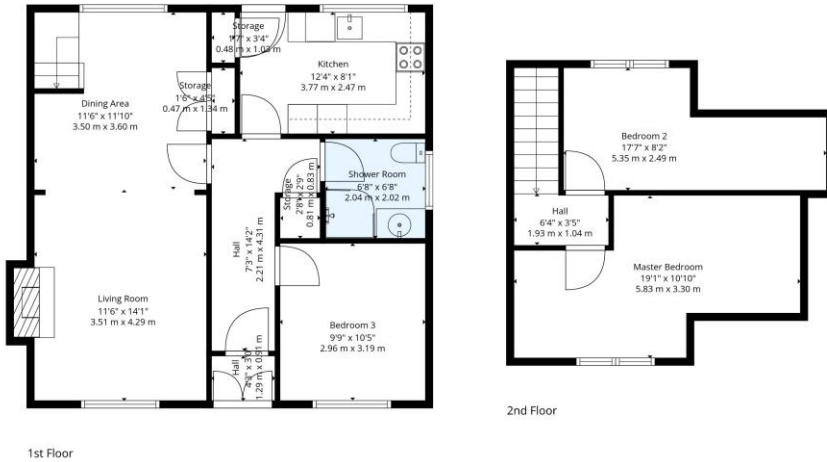
63 Fintry Avenue is a traditional Semi Detached Bungalow located in a popular pocket to the south end of Paisley. The three bedroom property has an attic conversion and is positioned on a good, mainly level plot.

The accommodation comprises: vestibule; hallway; living room; rear facing dining area; kitchen fitted with wall and base units and a freestanding cooker with a gas hob; three bedrooms; and a tiled shower room.

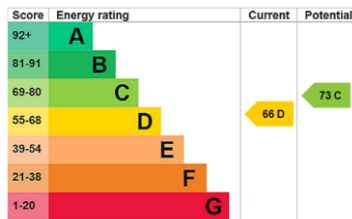
The property is served by a system of gas central heating and is double glazed.

The back garden is laid out with chippings and paving. There is a slabbed driveway to the front which leads to the garage.

Fintry Avenue is ideally situated for ease of access to a variety of amenities to the south end of Paisley including shops on Neilston Road, the Morrisons supermarket and local bus routes. Local schooling is available nearby both at primary and secondary levels. Paisley itself offers a wide variety of amenities including shopping, bars, restaurants, cafes and many other leisure activities. Paisley Canal Train Station is close at hand. Further transport links via the M8 Network and Paisley Gilmour Street Station are also easily accessible. Braehead and Silverburn are both short drives away.



**TOTAL: 979 sq. ft. 91 m<sup>2</sup>**  
 1st floor: 659 sq. ft. 61 m<sup>2</sup>, 2nd floor: 320 sq. ft. 30 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 20 sq. ft. 3 m<sup>2</sup>, FIREPLACE: 8 sq. ft. 1 m<sup>2</sup>, LOW CEILING: 12 sq. ft. 1 m<sup>2</sup>, WALLS: 92 sq. ft. 9 m<sup>2</sup>



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Paisley

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