

# walker laird

solicitors and estate agents



24 Foxbar Crescent, Paisley,  
Renfrewshire, PA2 0RG

[walkerlaird.co.uk](http://walkerlaird.co.uk)

An attractive end terrace villa occupying an excellent corner position on Foxbar Crescent. This three bedroom home is offered to the market in walk in condition and will make a perfect home for the right buyer.

The accommodation comprises of a hallway, living room, dining room, kitchen featuring modern gloss units, tiled splash, oven, grill, gas hob and extractor hood, utility room, three well-appointed bedrooms, two of which have fitted wardrobes, and a tiled shower room with an electric shower.

The property is presented in fresh and neutral tones. Further benefits include: gas central heating and double glazing.

The generous garden space is a great selling point to the home with a range of lawn and chippings. The back garden has recently been fenced off with high quality metal colour fence designed to withstand high winds. There is also a slabbed driveway.

Paisley itself offers a wide variety of amenities including shops, restaurants, bars and cafes. Public transport provision within Paisley is also excellent with regular train services to Glasgow from Paisley Gilmour Street and a variety of local bus services on the doorstep. Braehead is close at hand for a wider variety of retail and leisure amenities. For the commuter the M8 Network is also within reach.

Internal inspection highly recommended.

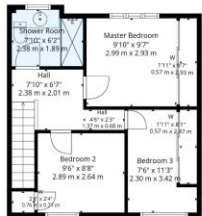


### VIEWING

Strictly by appointment with selling agents, by calling

### OFFERS

All offers should be submitted to:  
10 Canal Street, Renfrew, PA4 8QD  
Telephone: 0141 886 5678 Fax: 0141 886 7327

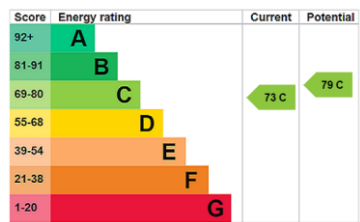


2nd Floor



1st Floor

**TOTAL: 784 sq. ft. 72 m<sup>2</sup>**  
1st floor: 392 sq. ft. 36 m<sup>2</sup>, 2nd floor: 392 sq. ft. 36 m<sup>2</sup>  
EXCLUDED AREAS: UTILITY: 37 sq. ft. 3 m<sup>2</sup>, FIREPLACE: 8 sq. ft. 1 m<sup>2</sup>, W: 40 sq. ft. 4 m<sup>2</sup>, WALLS: 82 sq. ft. 9 m<sup>2</sup>



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