

**59B Clydesdale Avenue, Paisley**

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

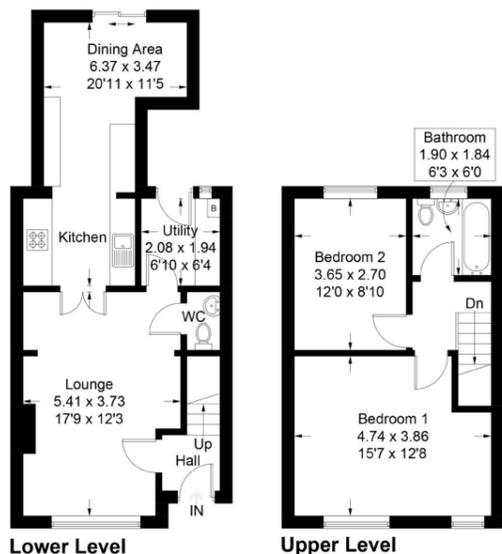


Illustration for identification purposes only, measurements are approximate, not to scale. (ID534848)

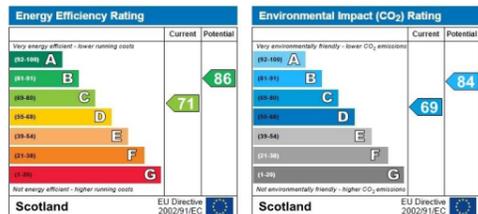
**DIRECTIONS**  
 From the Walker Laird office in Renfrew travel towards Paisley Road and continue straight. After the Glynhill Hotel turn right onto Wright Street. Take the second left onto Douglas Road and go to the end of the road. Turn right onto Clydesdale Avenue. No. 59B is on the left.

**VIEWING**  
 Strictly by appointment with the selling agents, by calling 0141 886 5678

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



**59B Clydesdale Avenue**  
 Paisley | PA3 4JW



estateagency@walkerlaird.co.uk  
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**walker laird**  
 solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
**0141 886 5678**  
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**walker laird**  
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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.



This extended Mid Terrace Villa is located in a popular pocket of Paisley on the boundary with Renfrew. The stunning home has been upgraded to a high standard by the current owner with mostly completely new fixtures and fittings throughout. The stylish accommodation is in ready to move in condition and would suit a variety of buyers.

The lower level accommodation comprises of: Entrance Hall, generous Lounge, newly fitted Kitchen with modern gloss units, an oven, electric hob and extractor, rear facing Dining area complete with patio doors, Utility Room and Cloakroom W.C. The lower level accommodation is laid out with quality laminate flooring.

The upper level extends to: two well appointed Bedrooms, both have been freshly carpeted, and a stylish contemporary Bathroom with a white three piece suite, shower attachment, glass shower screen and chrome towel rail.

The property has undergone a comprehensive upgrade and is offered to the market in walk in condition. The accommodation is presented in fresh neutral tones throughout. Further benefits include: gas central heating and double glazing.

To the front and rear there are mature gardens, which are mainly laid to lawn.

Clydesdale Avenue is on the boundary of Renfrew and Paisley close to the M8 Network, the David Lloyd Centre and local bus services. Both towns offer a wide variety of amenities including retail, leisure, transport links, primary and secondary schooling. Intu Braehead is also within easy reach for a wider variety of retail and leisure amenities.

Internal inspection is essential to fully appreciate the quality on offer.

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Paisley | PA34JW

